

# Local Market Updates

A RESEARCH TOOL PROVIDED BY THE  
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



## April 2024

Anderson County  
Bosque County  
Brown County  
Callahan County  
Clay County  
Coleman County  
Collin County  
Comanche County  
Cooke County  
Dallas County  
Delta County  
Denton County  
Eastland County  
Ellis County  
Erath County  
Fannin County  
Franklin County  
Freestone County  
Grayson County  
Hamilton County  
Harrison County  
Henderson County  
Hill County  
Hood County  
Hopkins County  
Hunt County

Jack County  
Johnson County  
Jones County  
Kaufman County  
Lamar County  
Limestone County  
Montague County  
Navarro County  
Nolan County  
Palo Pinto County  
Parker County  
Rains County  
Rockwall County  
Shackelford County  
Smith County  
Somervell County  
Stephens County  
Stonewall County  
Tarrant County  
Taylor County  
Upshur County  
Van Zandt County  
Wise County  
Wood County  
Young County

# Local Market Update – April 2024

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**- 28.6%**

**0.0%**

**- 55.9%**

Change in  
New Listings

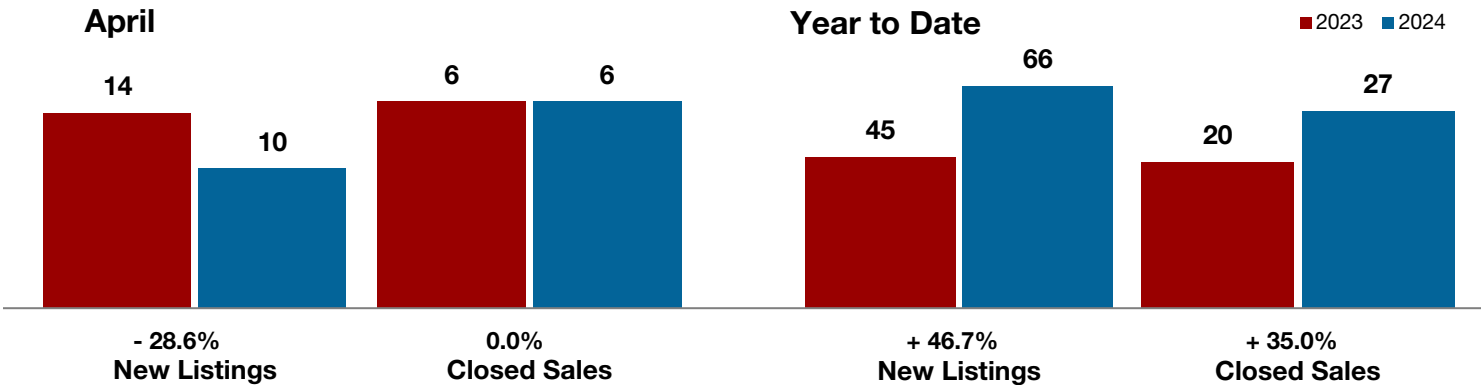
Change in  
Closed Sales

Change in  
Median Sales Price

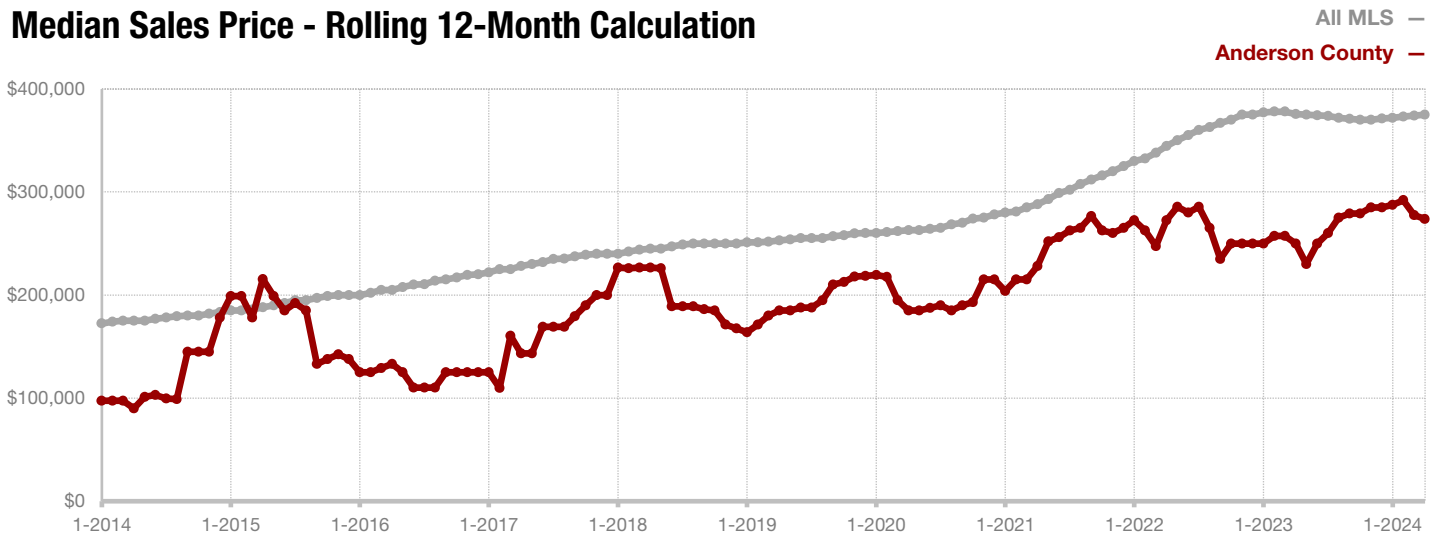
## Anderson County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	10	- 28.6%	45	66	+ 46.7%
Pending Sales	9	11	+ 22.2%	26	33	+ 26.9%
Closed Sales	6	6	0.0%	20	27	+ 35.0%
Average Sales Price*	\$582,167	<b>\$227,333</b>	- 61.0%	\$408,295	<b>\$296,126</b>	- 27.5%
Median Sales Price*	\$292,500	<b>\$129,000</b>	- 55.9%	\$267,500	<b>\$246,000</b>	- 8.0%
Percent of Original List Price Received*	92.3%	<b>88.4%</b>	- 4.2%	90.9%	<b>89.8%</b>	- 1.2%
Days on Market Until Sale	82	84	+ 2.4%	61	85	+ 39.3%
Inventory of Homes for Sale	41	61	+ 48.8%	--	--	--
Months Supply of Inventory	6.8	9.5	+ 39.7%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

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**+ 11.5%**

**+ 33.3%**

**+ 52.8%**

Change in  
New Listings

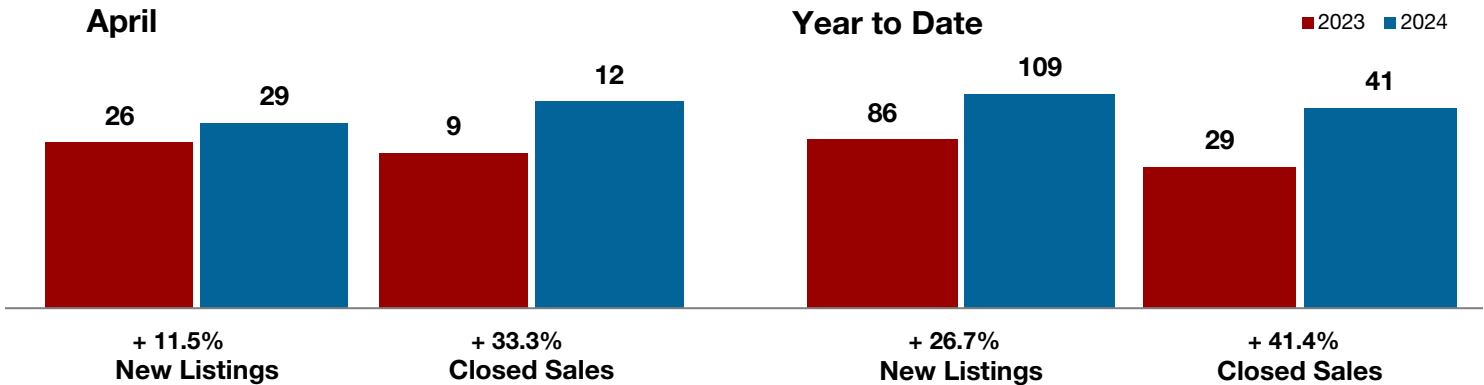
Change in  
Closed Sales

Change in  
Median Sales Price

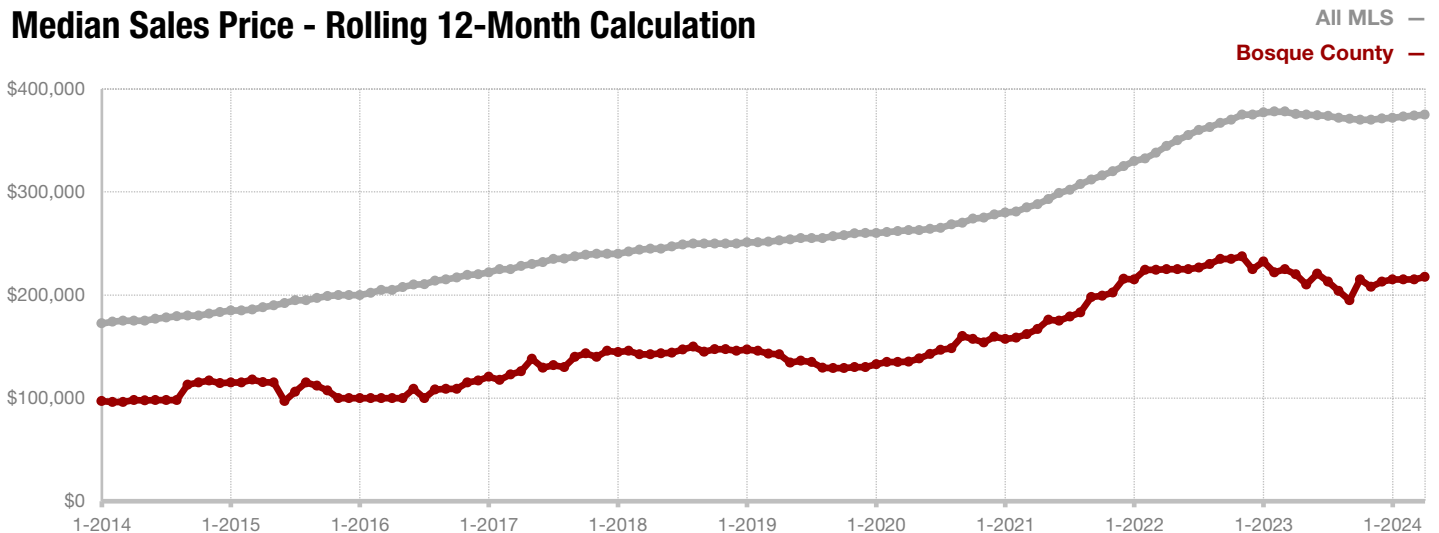
## Bosque County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	26	29	+ 11.5%	86	109	+ 26.7%
Pending Sales	18	16	- 11.1%	45	53	+ 17.8%
Closed Sales	9	12	+ 33.3%	29	41	+ 41.4%
Average Sales Price*	\$220,766	\$683,333	+ 209.5%	\$227,367	\$456,852	+ 100.9%
Median Sales Price*	\$145,000	\$221,500	+ 52.8%	\$199,500	\$224,000	+ 12.3%
Percent of Original List Price Received*	89.2%	91.4%	+ 2.5%	88.9%	88.7%	- 0.2%
Days on Market Until Sale	97	120	+ 23.7%	81	92	+ 13.6%
Inventory of Homes for Sale	77	92	+ 19.5%	--	--	--
Months Supply of Inventory	6.1	7.0	+ 14.8%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



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**+ 49.1%**

**- 30.4%**

**+ 26.0%**

Change in  
New Listings

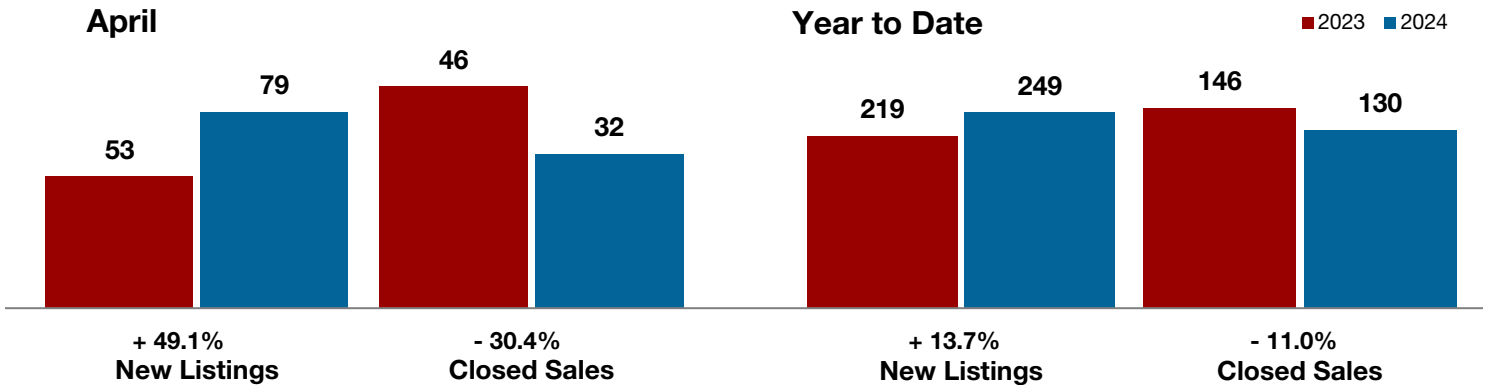
Change in  
Closed Sales

Change in  
Median Sales Price

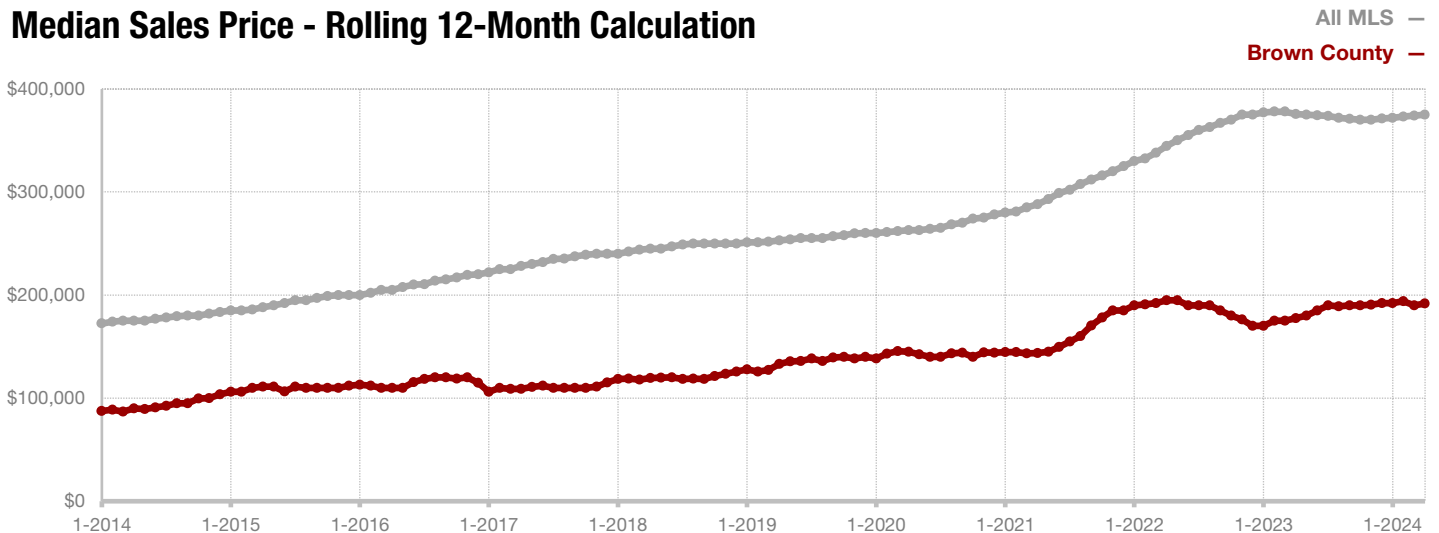
## Brown County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	53	79	+ 49.1%	219	249	+ 13.7%
Pending Sales	39	21	- 46.2%	161	119	- 26.1%
Closed Sales	46	32	- 30.4%	146	130	- 11.0%
Average Sales Price*	\$278,268	\$324,147	+ 16.5%	\$257,576	\$276,596	+ 7.4%
Median Sales Price*	\$200,000	\$252,000	+ 26.0%	\$202,500	\$204,250	+ 0.9%
Percent of Original List Price Received*	92.6%	94.9%	+ 2.5%	92.6%	91.7%	- 1.0%
Days on Market Until Sale	74	50	- 32.4%	65	68	+ 4.6%
Inventory of Homes for Sale	180	221	+ 22.8%	--	--	--
Months Supply of Inventory	4.5	6.2	+ 37.8%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 56.3%**

**+ 150.0%**

**+ 28.8%**

Change in  
New Listings

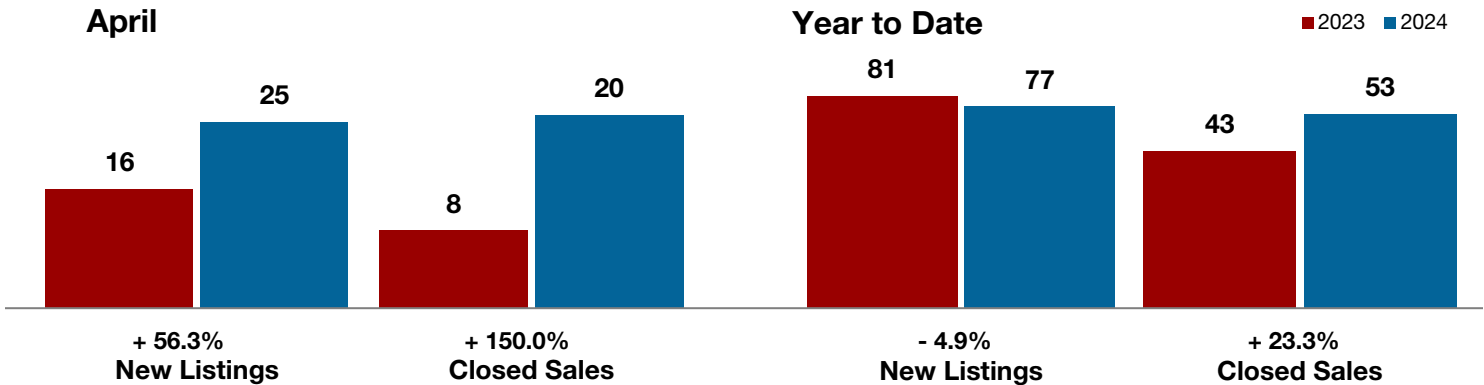
Change in  
Closed Sales

Change in  
Median Sales Price

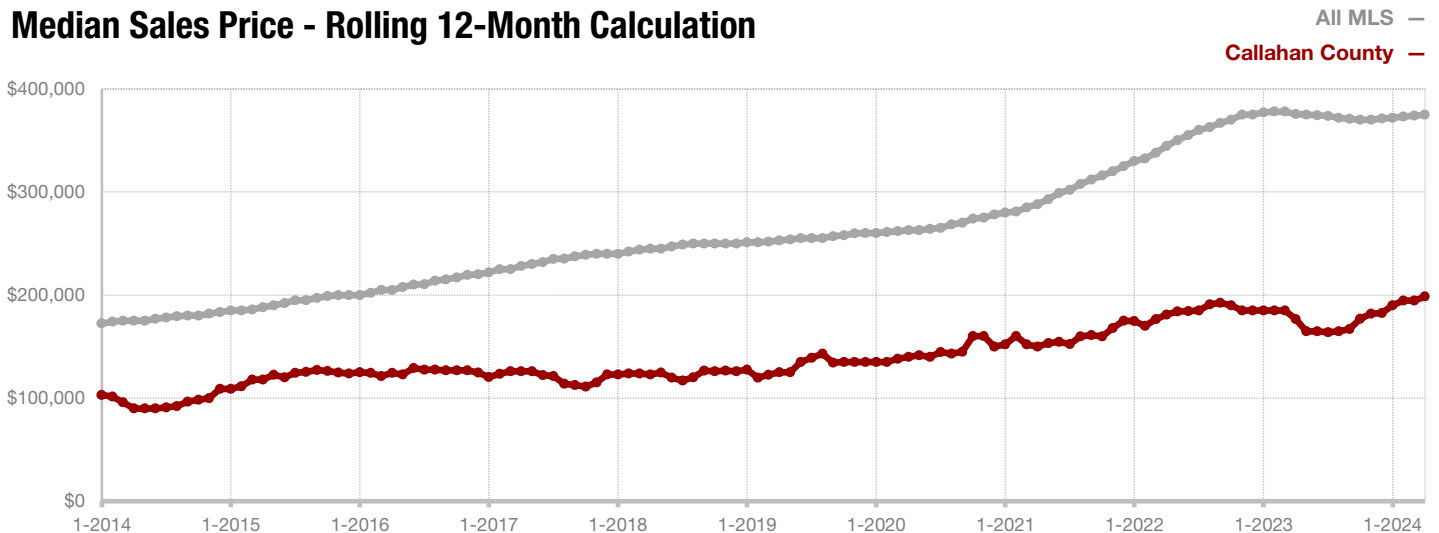
## Callahan County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	25	+ 56.3%	81	77	- 4.9%
Pending Sales	17	8	- 52.9%	60	45	- 25.0%
Closed Sales	8	20	+ 150.0%	43	53	+ 23.3%
Average Sales Price*	\$161,625	<b>\$218,053</b>	+ 34.9%	\$178,948	<b>\$300,014</b>	+ 67.7%
Median Sales Price*	\$153,750	<b>\$198,000</b>	+ 28.8%	\$145,000	<b>\$194,000</b>	+ 33.8%
Percent of Original List Price Received*	82.9%	<b>91.0%</b>	+ 9.8%	89.1%	<b>90.2%</b>	+ 1.2%
Days on Market Until Sale	49	59	+ 20.4%	51	68	+ 33.3%
Inventory of Homes for Sale	55	62	+ 12.7%	--	--	--
Months Supply of Inventory	3.9	4.9	+ 25.6%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 16.7%**

**- 50.0%**

**+ 14.0%**

Change in  
New Listings

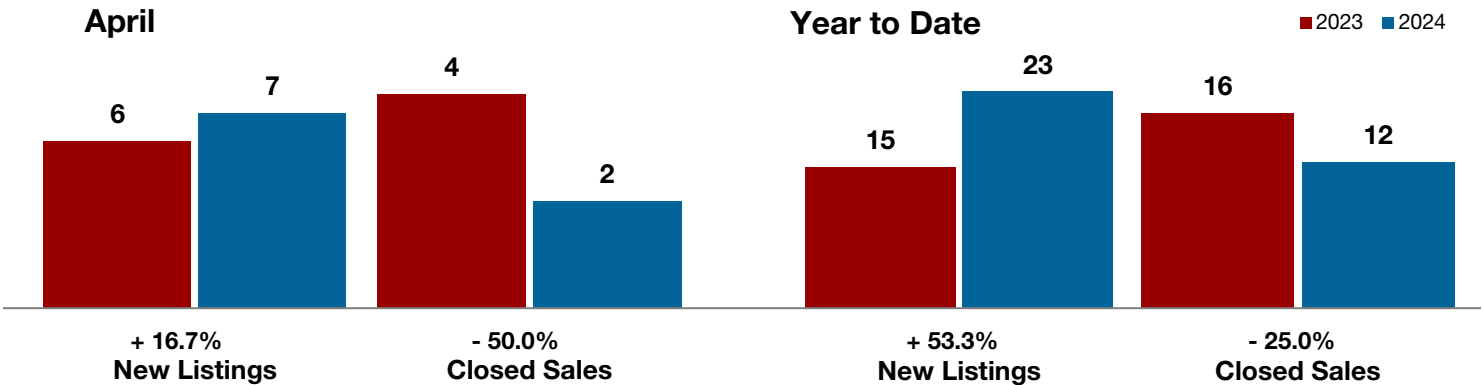
Change in  
Closed Sales

Change in  
Median Sales Price

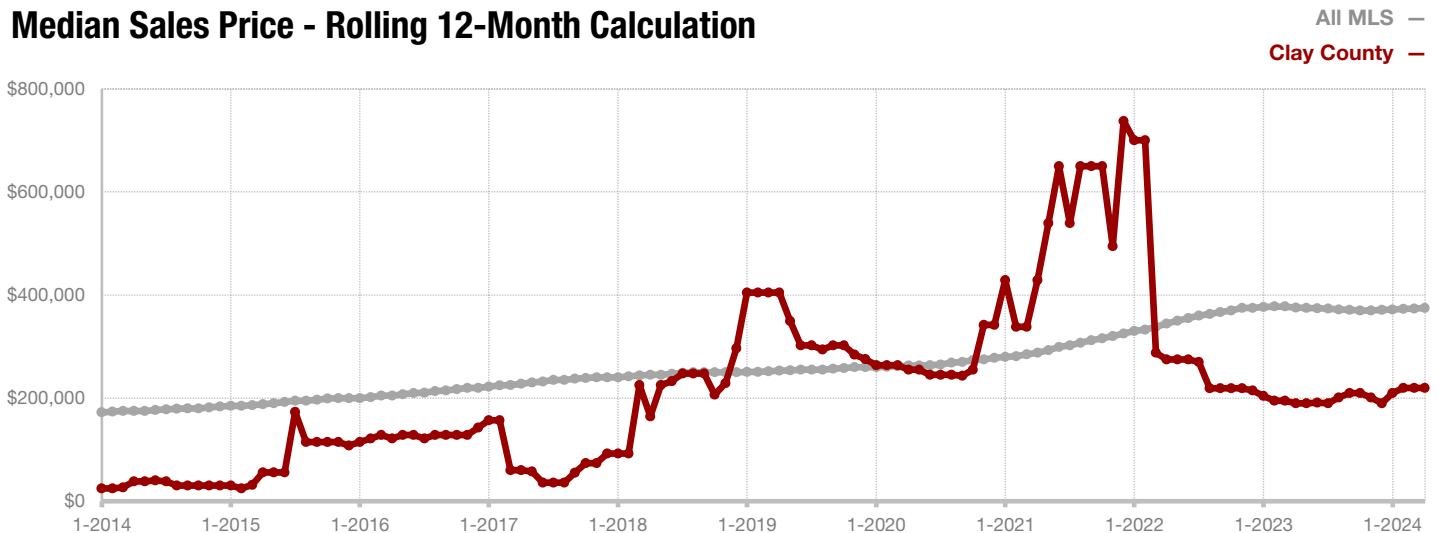
## Clay County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	6	7	+ 16.7%	15	23	+ 53.3%
Pending Sales	4	1	- 75.0%	15	9	- 40.0%
Closed Sales	4	2	- 50.0%	16	12	- 25.0%
Average Sales Price*	\$171,875	\$179,250	+ 4.3%	\$195,150	\$309,624	+ 58.7%
Median Sales Price*	\$157,250	\$179,250	+ 14.0%	\$155,250	\$241,250	+ 55.4%
Percent of Original List Price Received*	97.3%	101.0%	+ 3.8%	89.8%	87.9%	- 2.1%
Days on Market Until Sale	24	46	+ 91.7%	73	120	+ 64.4%
Inventory of Homes for Sale	11	28	+ 154.5%	--	--	--
Months Supply of Inventory	3.3	9.6	+ 190.9%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

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**+ 100.0%**

**- 14.3%**

**- 20.2%**

Change in  
New Listings

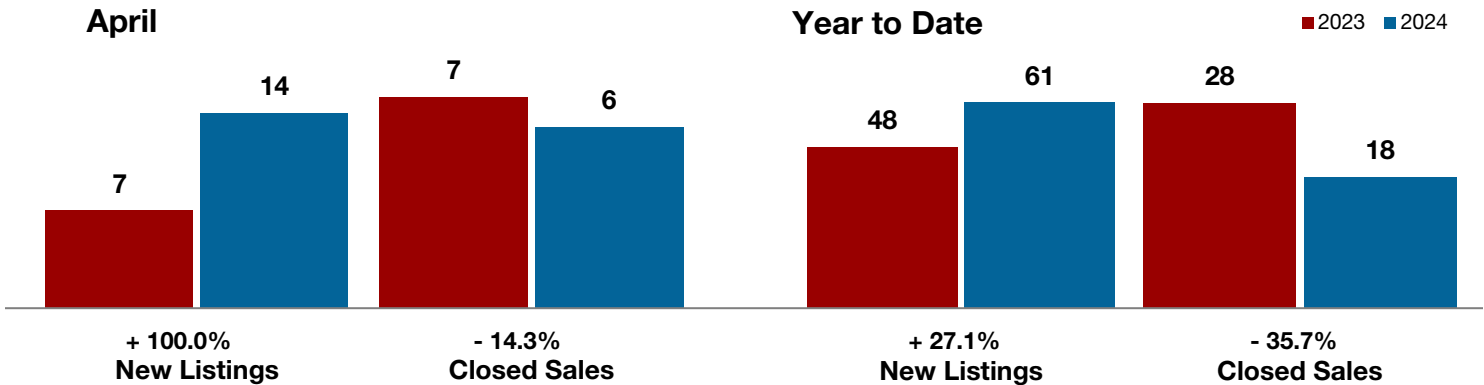
Change in  
Closed Sales

Change in  
Median Sales Price

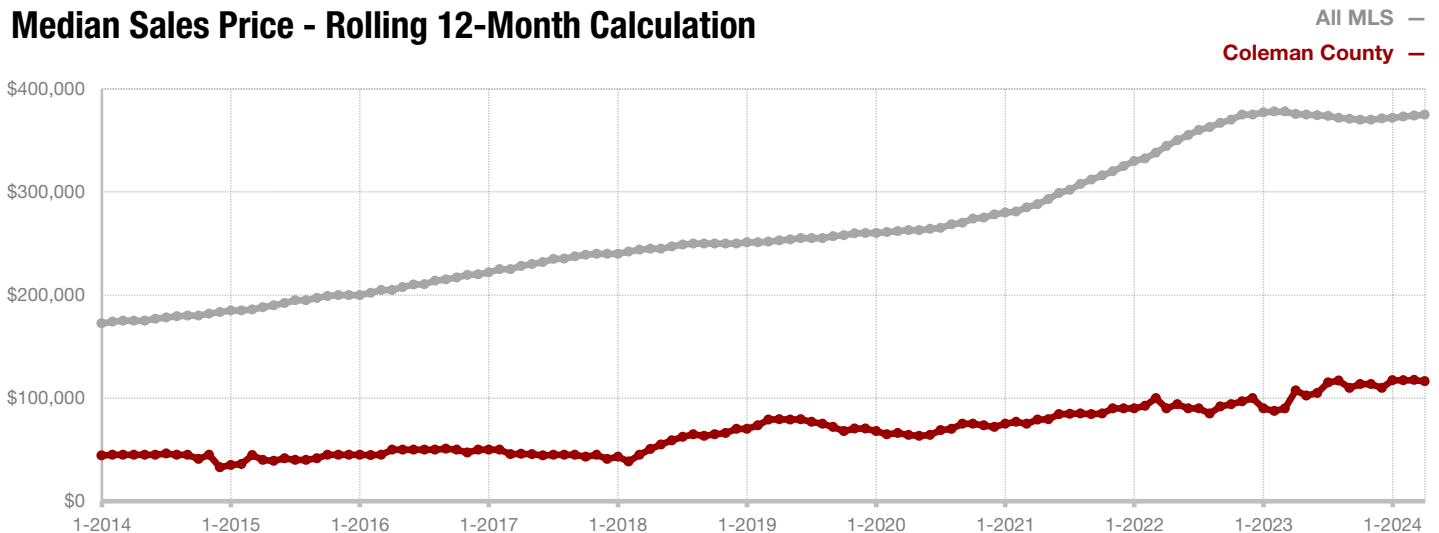
## Coleman County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	14	+ 100.0%	48	61	+ 27.1%
Pending Sales	13	7	- 46.2%	35	29	- 17.1%
Closed Sales	7	6	- 14.3%	28	18	- 35.7%
Average Sales Price*	\$141,571	\$150,767	+ 6.5%	\$153,030	\$140,852	- 8.0%
Median Sales Price*	\$155,000	\$123,750	- 20.2%	\$82,500	\$115,000	+ 39.4%
Percent of Original List Price Received*	88.3%	82.6%	- 6.5%	80.8%	83.3%	+ 3.1%
Days on Market Until Sale	120	125	+ 4.2%	81	78	- 3.7%
Inventory of Homes for Sale	43	57	+ 32.6%	--	--	--
Months Supply of Inventory	5.9	9.9	+ 67.8%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

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**+ 43.3%**

**+ 11.2%**

**- 3.7%**

Change in  
New Listings

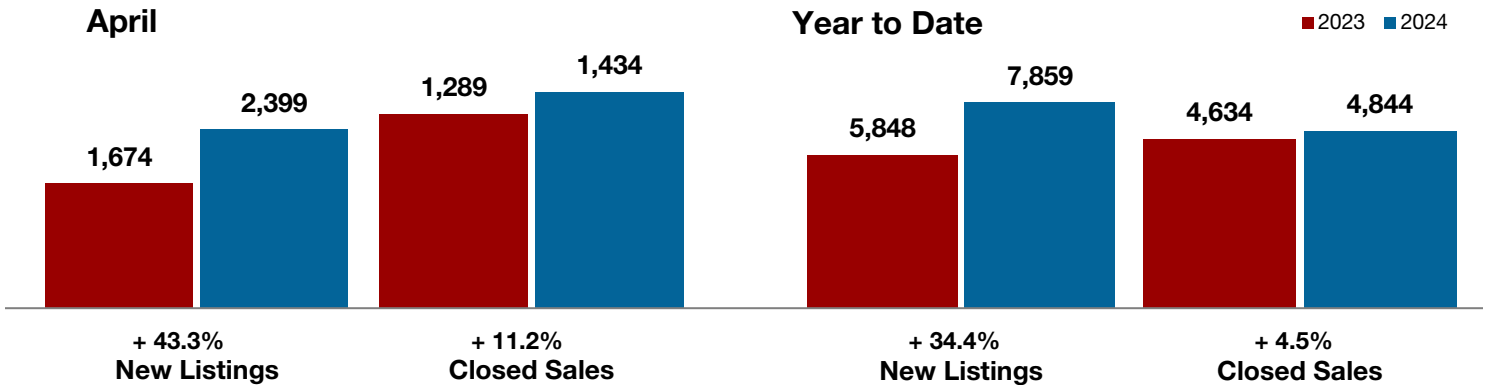
Change in  
Closed Sales

Change in  
Median Sales Price

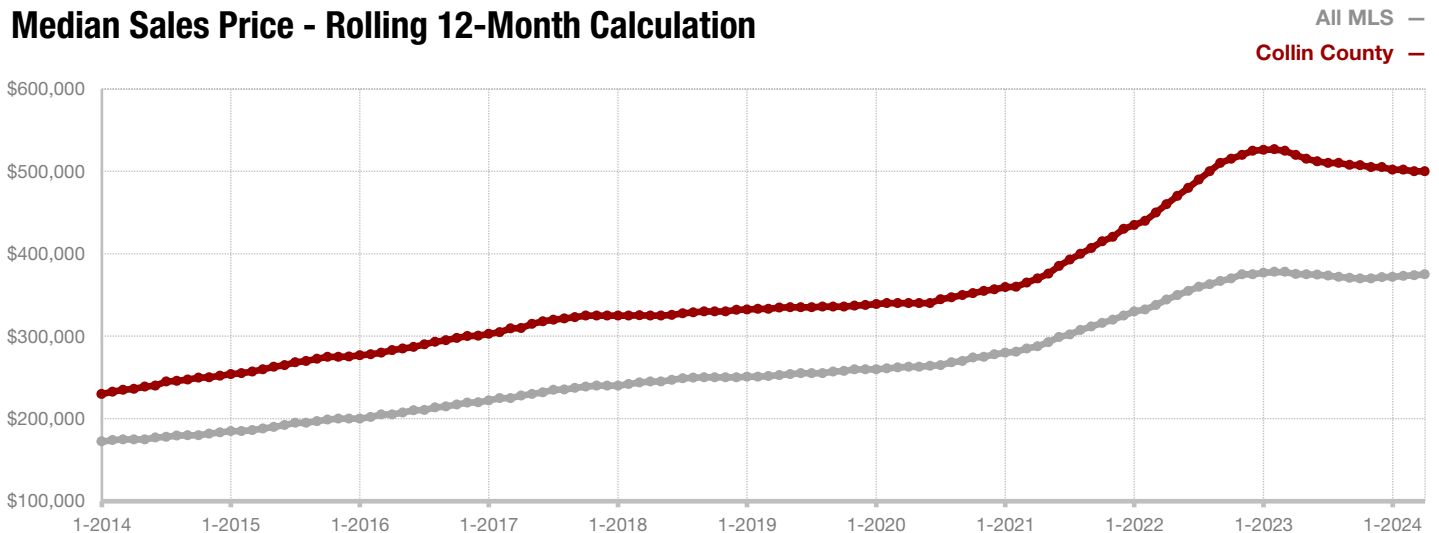
## Collin County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,674	<b>2,399</b>	+ 43.3%	5,848	<b>7,859</b>	+ 34.4%
Pending Sales	1,460	<b>1,440</b>	- 1.4%	5,441	<b>5,437</b>	- 0.1%
Closed Sales	1,289	<b>1,434</b>	+ 11.2%	4,634	<b>4,844</b>	+ 4.5%
Average Sales Price*	\$581,580	<b>\$563,143</b>	- 3.2%	\$569,536	<b>\$555,197</b>	- 2.5%
Median Sales Price*	\$519,000	<b>\$500,000</b>	- 3.7%	\$500,000	<b>\$489,000</b>	- 2.2%
Percent of Original List Price Received*	97.7%	<b>97.8%</b>	+ 0.1%	95.7%	<b>96.8%</b>	+ 1.1%
Days on Market Until Sale	43	<b>38</b>	- 11.6%	53	<b>46</b>	- 13.2%
Inventory of Homes for Sale	2,296	<b>3,685</b>	+ 60.5%	--	--	--
Months Supply of Inventory	1.8	<b>2.9</b>	+ 61.1%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – April 2024

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**+ 64.7%**

**- 33.3%**

**- 6.3%**

Change in  
New Listings

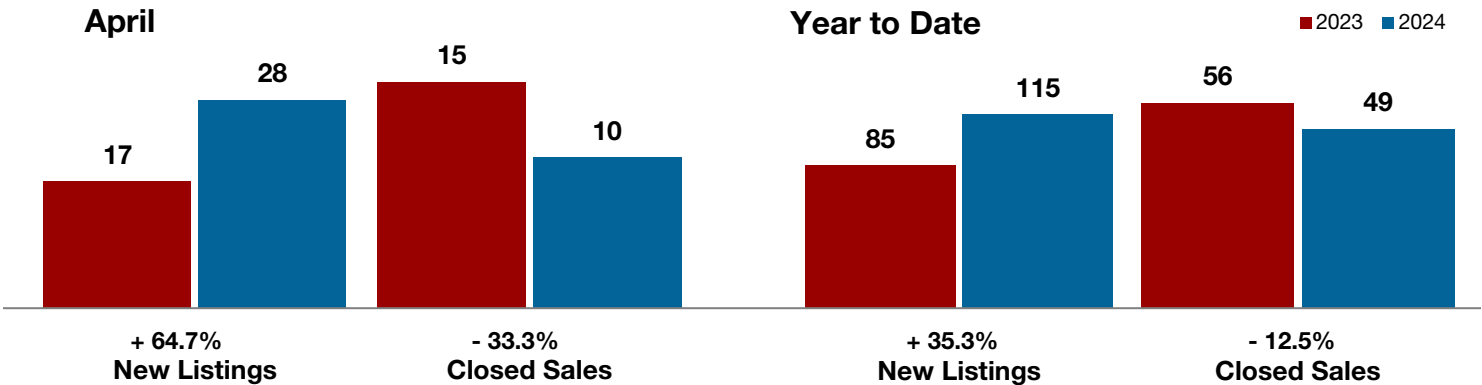
Change in  
Closed Sales

Change in  
Median Sales Price

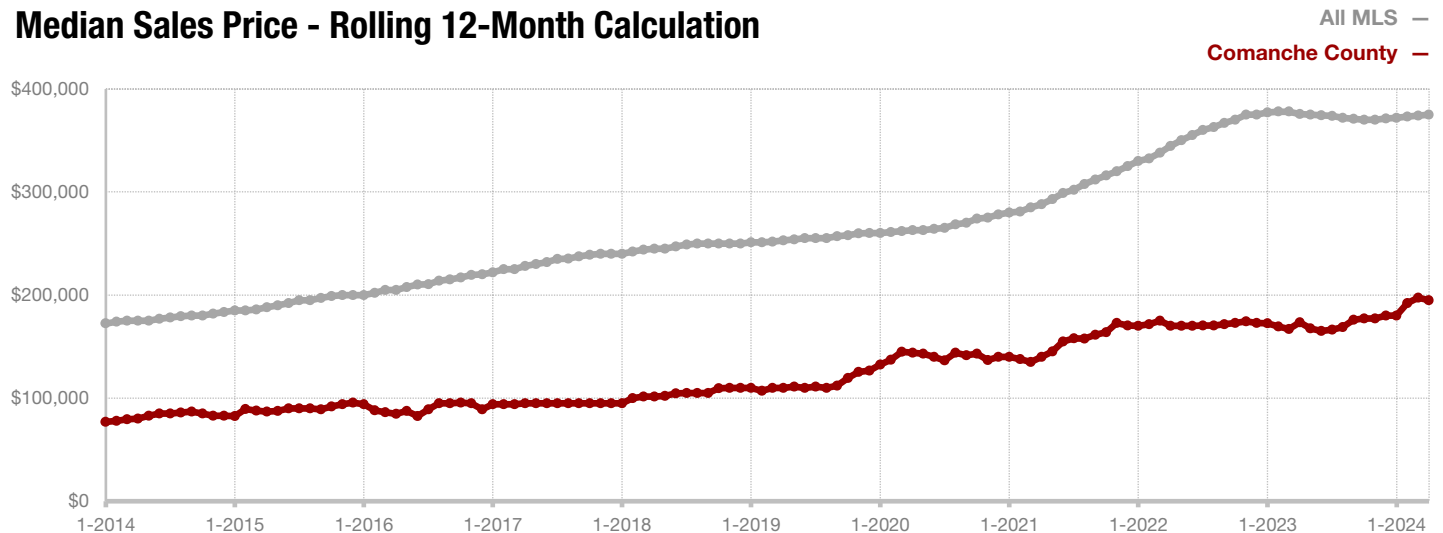
## Comanche County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	<b>28</b>	+ 64.7%	85	<b>115</b>	+ 35.3%
Pending Sales	11	<b>9</b>	- 18.2%	58	<b>58</b>	0.0%
Closed Sales	15	<b>10</b>	- 33.3%	56	<b>49</b>	- 12.5%
Average Sales Price*	\$242,657	<b>\$216,550</b>	- 10.8%	\$203,170	<b>\$265,891</b>	+ 30.9%
Median Sales Price*	\$189,000	<b>\$177,000</b>	- 6.3%	\$161,250	<b>\$195,000</b>	+ 20.9%
Percent of Original List Price Received*	86.4%	<b>82.3%</b>	- 4.7%	88.4%	<b>88.8%</b>	+ 0.5%
Days on Market Until Sale	97	<b>174</b>	+ 79.4%	86	<b>98</b>	+ 14.0%
Inventory of Homes for Sale	101	<b>124</b>	+ 22.8%	--	--	--
Months Supply of Inventory	6.9	<b>9.4</b>	+ 36.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

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**+ 68.6%**

**+ 14.7%**

**+ 4.4%**

Change in  
New Listings

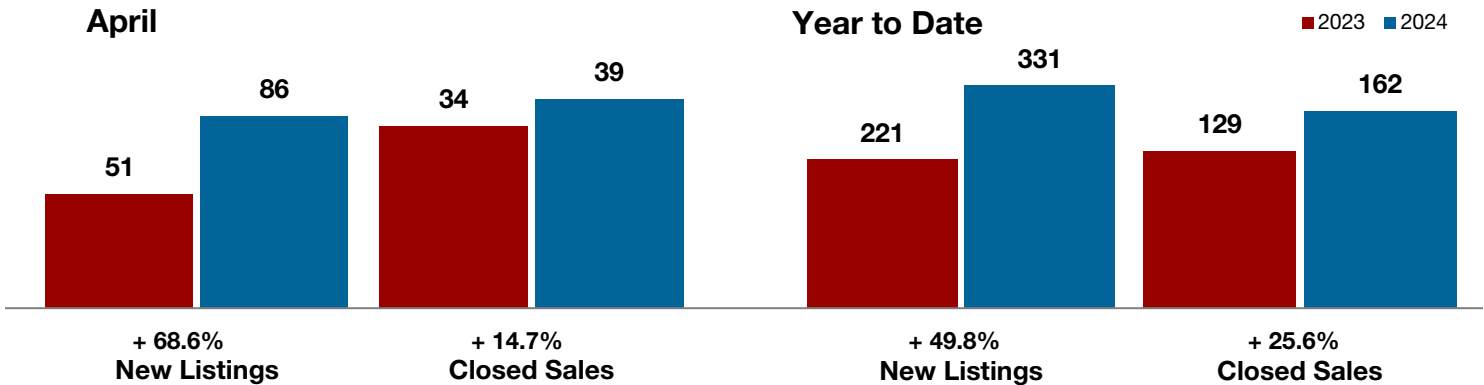
Change in  
Closed Sales

Change in  
Median Sales Price

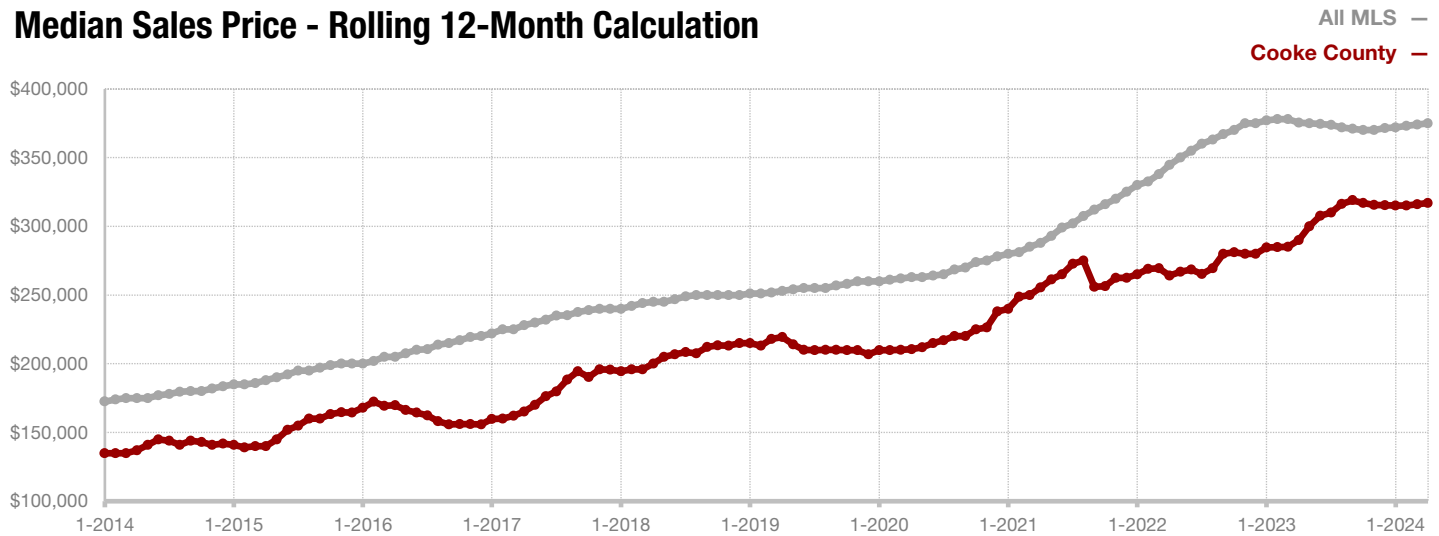
## Cooke County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	51	86	+ 68.6%	221	331	+ 49.8%
Pending Sales	40	56	+ 40.0%	161	191	+ 18.6%
Closed Sales	34	39	+ 14.7%	129	162	+ 25.6%
Average Sales Price*	\$461,759	\$442,190	- 4.2%	\$405,323	\$401,679	- 0.9%
Median Sales Price*	\$337,597	\$352,343	+ 4.4%	\$310,000	\$330,490	+ 6.6%
Percent of Original List Price Received*	94.7%	93.0%	- 1.8%	94.0%	93.5%	- 0.5%
Days on Market Until Sale	64	79	+ 23.4%	56	74	+ 32.1%
Inventory of Homes for Sale	157	276	+ 75.8%	--	--	--
Months Supply of Inventory	4.2	6.4	+ 52.4%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

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**+ 24.4%**

Change in  
New Listings

**+ 5.9%**

Change in  
Closed Sales

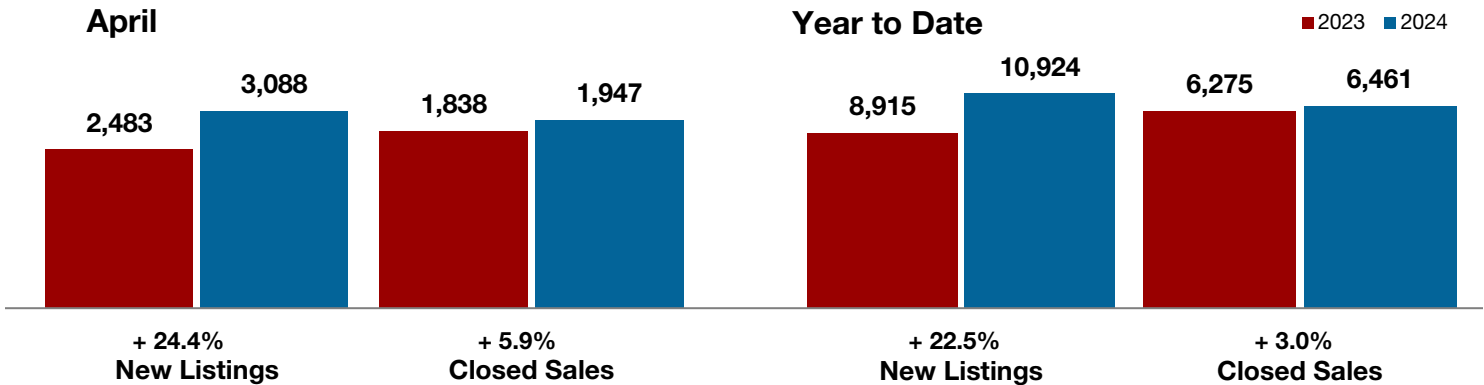
**+ 5.8%**

Change in  
Median Sales Price

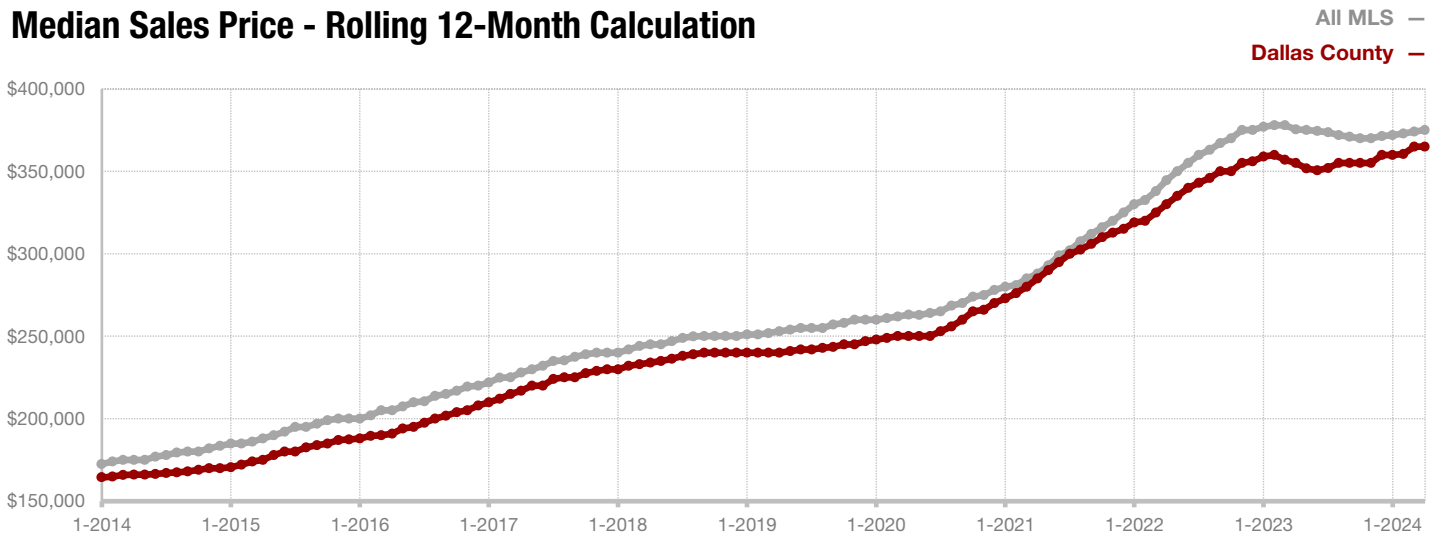
## Dallas County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,483	<b>3,088</b>	+ 24.4%	8,915	<b>10,924</b>	+ 22.5%
Pending Sales	2,090	<b>1,895</b>	- 9.3%	7,299	<b>7,238</b>	- 0.8%
Closed Sales	1,838	<b>1,947</b>	+ 5.9%	6,275	<b>6,461</b>	+ 3.0%
Average Sales Price*	\$515,933	<b>\$569,264</b>	+ 10.3%	\$483,067	<b>\$531,173</b>	+ 10.0%
Median Sales Price*	\$359,000	<b>\$380,000</b>	+ 5.8%	\$345,000	<b>\$369,772</b>	+ 7.2%
Percent of Original List Price Received*	97.6%	<b>96.9%</b>	- 0.7%	96.2%	<b>96.1%</b>	- 0.1%
Days on Market Until Sale	36	<b>39</b>	+ 8.3%	41	<b>43</b>	+ 4.9%
Inventory of Homes for Sale	3,649	<b>5,142</b>	+ 40.9%	--	--	--
Months Supply of Inventory	2.0	<b>3.0</b>	+ 50.0%	--	--	--

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**- 54.5%**

**- 66.7%**

**- 30.3%**

Change in  
New Listings

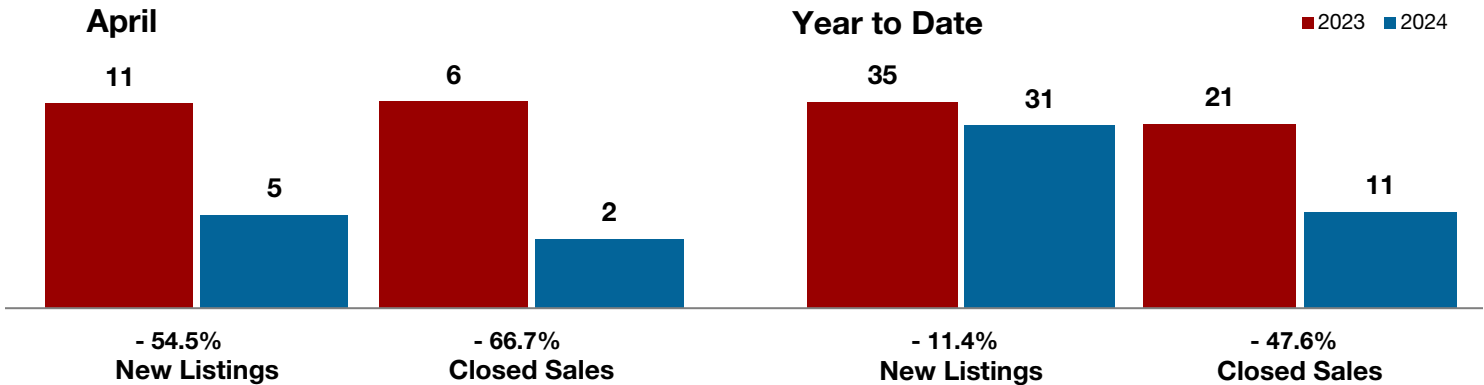
Change in  
Closed Sales

Change in  
Median Sales Price

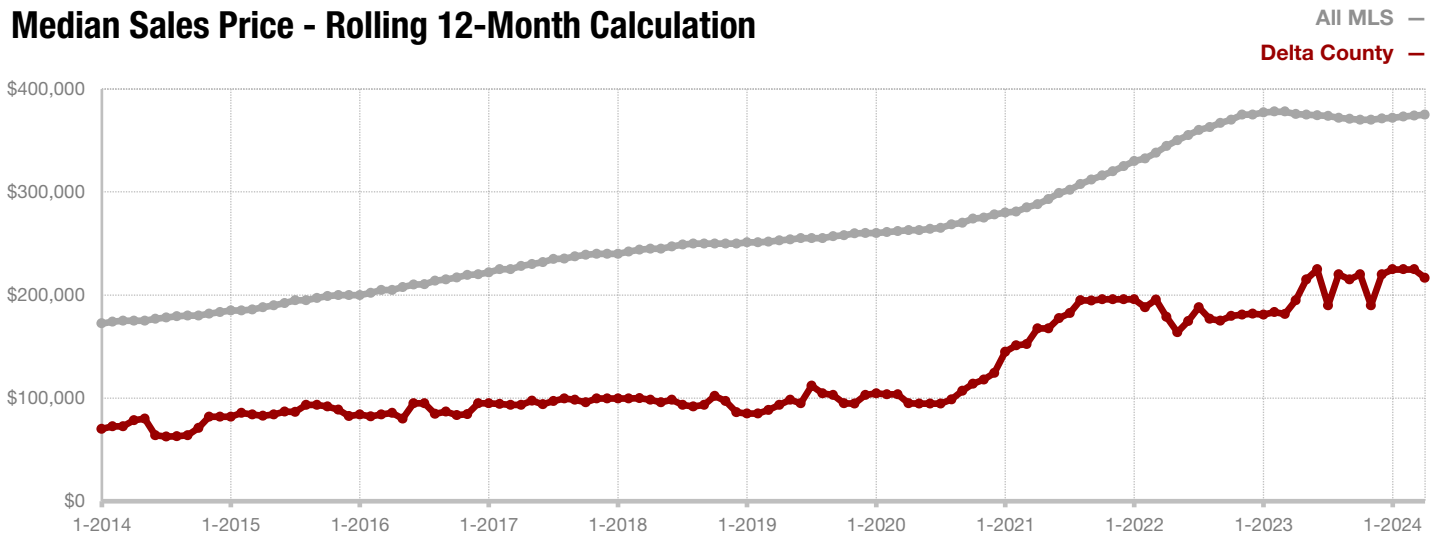
## Delta County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	5	- 54.5%	35	31	- 11.4%
Pending Sales	7	4	- 42.9%	24	13	- 45.8%
Closed Sales	6	2	- 66.7%	21	11	- 47.6%
Average Sales Price*	\$329,583	<b>\$206,500</b>	- 37.3%	\$250,429	<b>\$207,045</b>	- 17.3%
Median Sales Price*	\$296,250	<b>\$206,500</b>	- 30.3%	\$180,000	<b>\$195,000</b>	+ 8.3%
Percent of Original List Price Received*	93.7%	<b>95.3%</b>	+ 1.7%	93.1%	<b>91.2%</b>	- 2.0%
Days on Market Until Sale	22	<b>27</b>	+ 22.7%	51	<b>60</b>	+ 17.6%
Inventory of Homes for Sale	25	<b>29</b>	+ 16.0%	--	--	--
Months Supply of Inventory	4.5	<b>6.1</b>	+ 35.6%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

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**+ 27.2%**

Change in  
New Listings

**+ 6.9%**

Change in  
Closed Sales

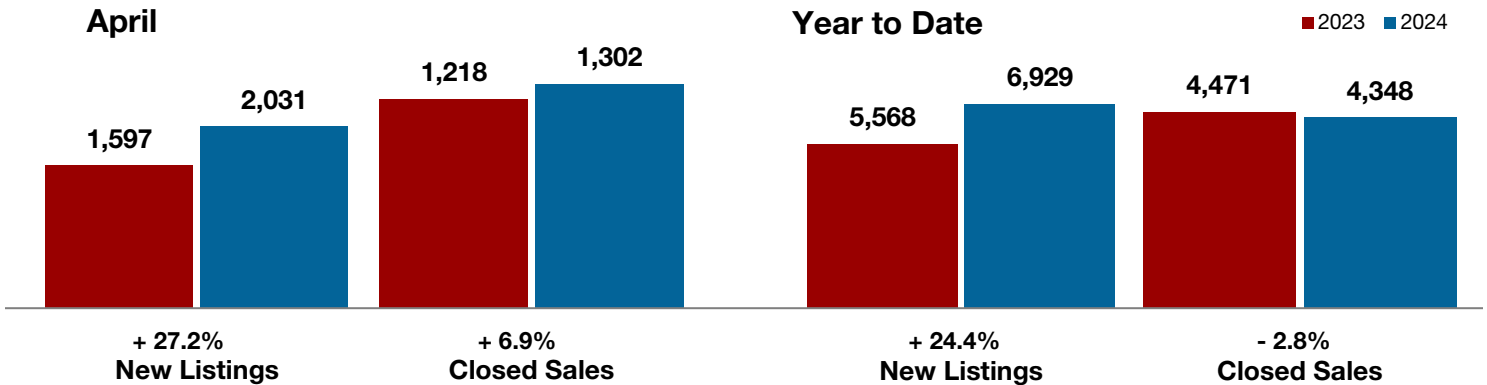
**+ 0.9%**

Change in  
Median Sales Price

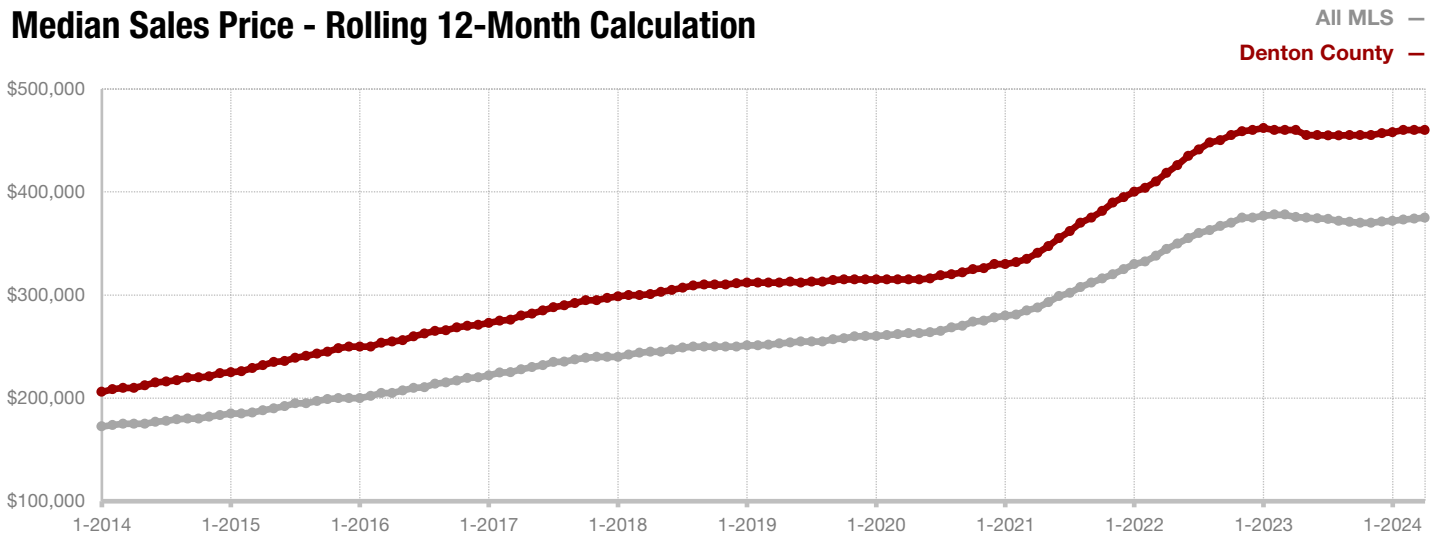
## Denton County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,597	<b>2,031</b>	+ 27.2%	5,568	<b>6,929</b>	+ 24.4%
Pending Sales	1,403	<b>1,337</b>	- 4.7%	5,143	<b>4,997</b>	- 2.8%
Closed Sales	1,218	<b>1,302</b>	+ 6.9%	4,471	<b>4,348</b>	- 2.8%
Average Sales Price*	\$559,165	<b>\$553,995</b>	- 0.9%	\$528,381	<b>\$545,479</b>	+ 3.2%
Median Sales Price*	\$470,703	<b>\$474,950</b>	+ 0.9%	\$444,990	<b>\$455,000</b>	+ 2.2%
Percent of Original List Price Received*	96.6%	<b>97.3%</b>	+ 0.7%	95.3%	<b>96.6%</b>	+ 1.4%
Days on Market Until Sale	51	<b>43</b>	- 15.7%	58	<b>49</b>	- 15.5%
Inventory of Homes for Sale	2,348	<b>3,239</b>	+ 37.9%	--	--	--
Months Supply of Inventory	1.9	<b>2.8</b>	+ 47.4%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 111.8%**

**- 45.0%**

**+ 4.1%**

Change in  
New Listings

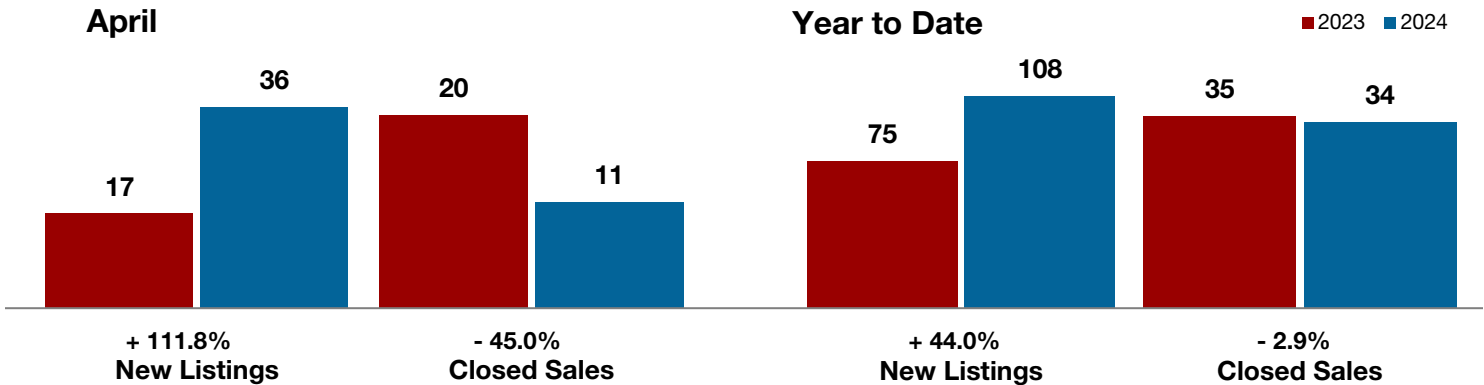
Change in  
Closed Sales

Change in  
Median Sales Price

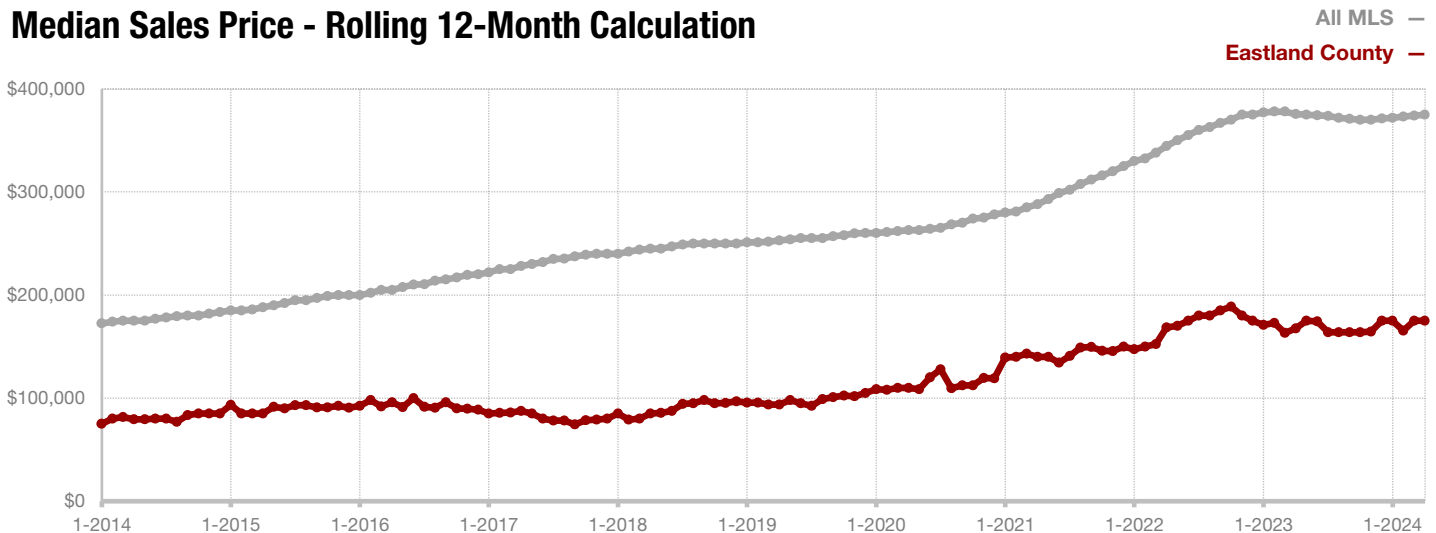
## Eastland County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	<b>36</b>	+ 111.8%	75	<b>108</b>	+ 44.0%
Pending Sales	15	<b>12</b>	- 20.0%	46	<b>43</b>	- 6.5%
Closed Sales	20	<b>11</b>	- 45.0%	35	<b>34</b>	- 2.9%
Average Sales Price*	\$292,521	<b>\$598,016</b>	+ 104.4%	\$235,721	<b>\$294,861</b>	+ 25.1%
Median Sales Price*	\$254,500	<b>\$265,000</b>	+ 4.1%	\$145,000	<b>\$147,250</b>	+ 1.6%
Percent of Original List Price Received*	87.0%	<b>89.8%</b>	+ 3.2%	86.8%	<b>87.7%</b>	+ 1.0%
Days on Market Until Sale	114	<b>144</b>	+ 26.3%	101	<b>97</b>	- 4.0%
Inventory of Homes for Sale	77	<b>127</b>	+ 64.9%	--	--	--
Months Supply of Inventory	5.7	<b>11.2</b>	+ 96.5%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 32.2%**

Change in  
New Listings

**- 3.5%**

Change in  
Closed Sales

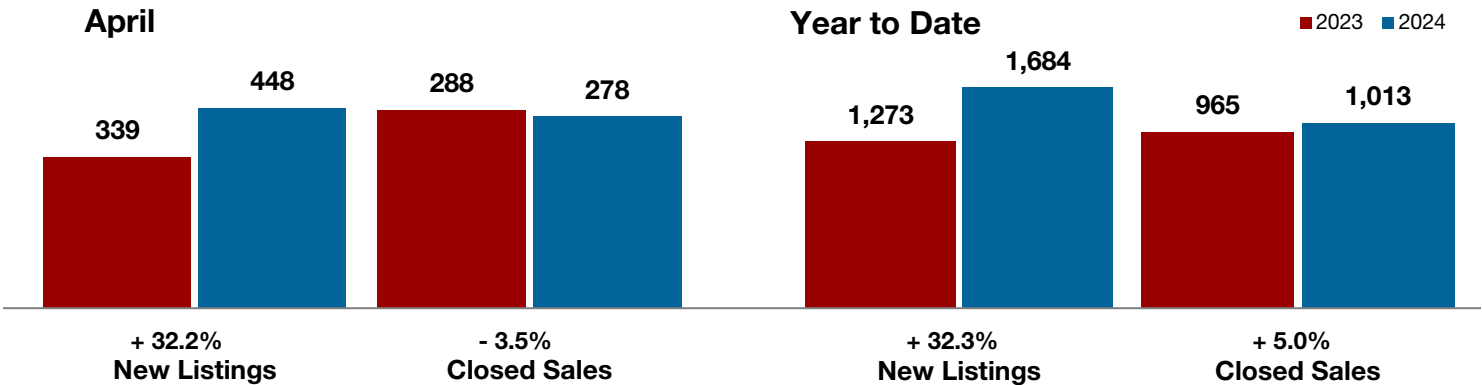
**- 2.6%**

Change in  
Median Sales Price

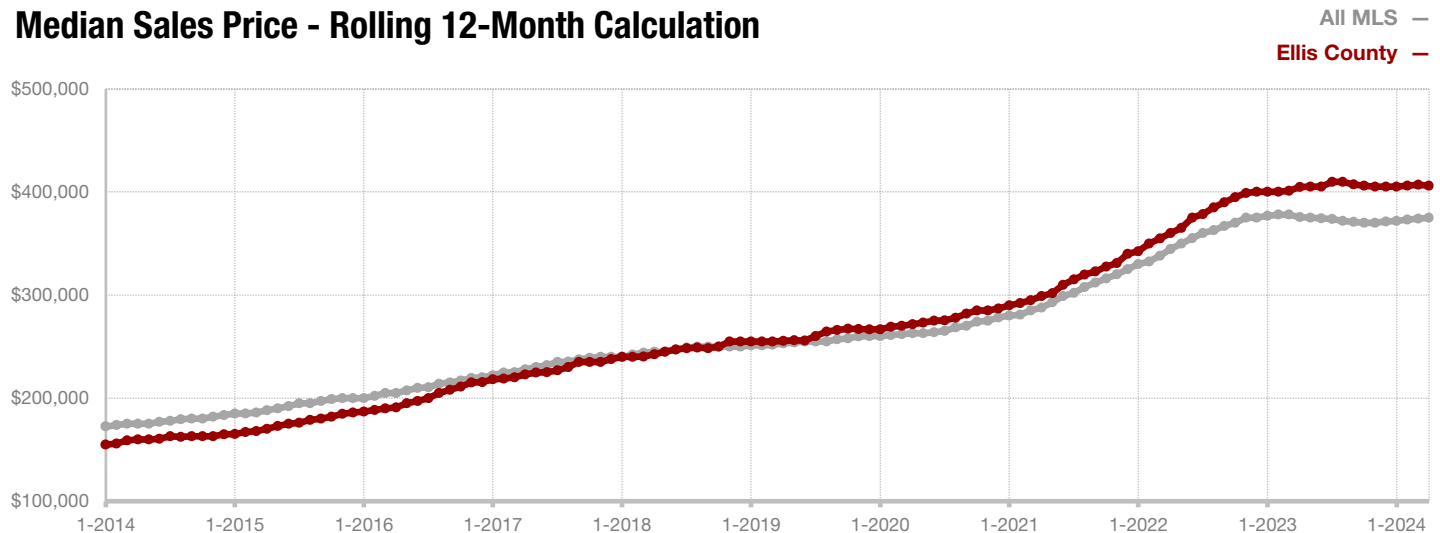
## Ellis County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	339	<b>448</b>	+ 32.2%	1,273	<b>1,684</b>	+ 32.3%
Pending Sales	294	<b>270</b>	- 8.2%	1,137	<b>1,118</b>	- 1.7%
Closed Sales	288	<b>278</b>	- 3.5%	965	<b>1,013</b>	+ 5.0%
Average Sales Price*	\$421,157	<b>\$430,125</b>	+ 2.1%	\$415,088	<b>\$426,356</b>	+ 2.7%
Median Sales Price*	\$410,500	<b>\$399,950</b>	- 2.6%	\$396,900	<b>\$400,000</b>	+ 0.8%
Percent of Original List Price Received*	94.9%	<b>96.1%</b>	+ 1.3%	94.6%	<b>95.0%</b>	+ 0.4%
Days on Market Until Sale	79	<b>68</b>	- 13.9%	72	<b>73</b>	+ 1.4%
Inventory of Homes for Sale	816	<b>1,187</b>	+ 45.5%	--	--	--
Months Supply of Inventory	3.0	<b>4.5</b>	+ 50.0%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 16.4%**

**+ 54.5%**

**+ 22.4%**

Change in  
New Listings

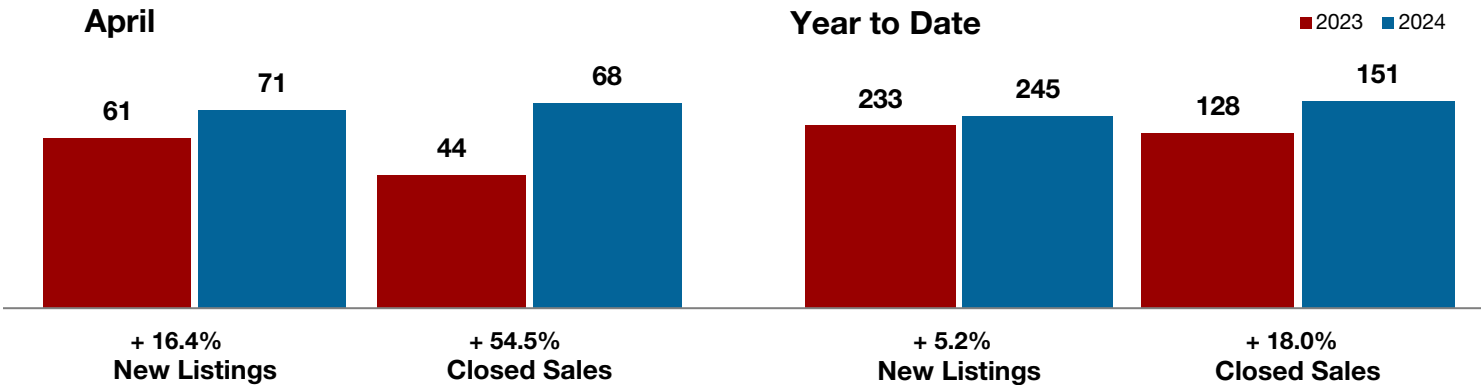
Change in  
Closed Sales

Change in  
Median Sales Price

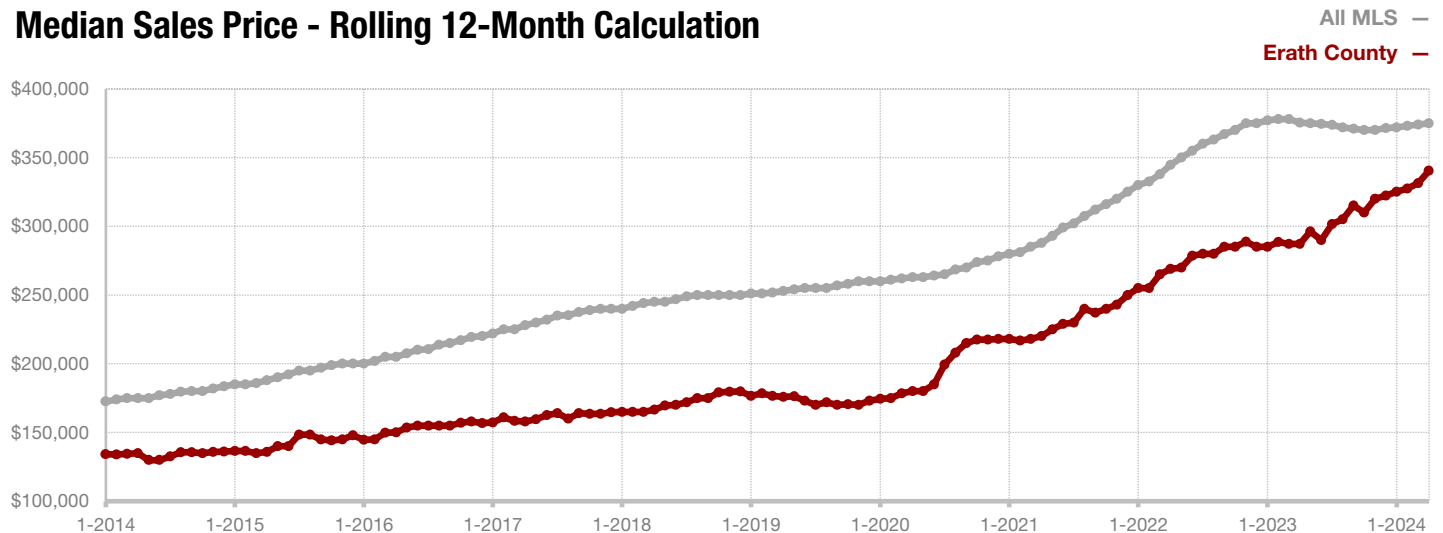
## Erath County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	61	71	+ 16.4%	233	245	+ 5.2%
Pending Sales	46	37	- 19.6%	159	171	+ 7.5%
Closed Sales	44	68	+ 54.5%	128	151	+ 18.0%
Average Sales Price*	\$451,011	\$462,537	+ 2.6%	\$420,291	\$421,017	+ 0.2%
Median Sales Price*	\$295,000	\$361,000	+ 22.4%	\$281,500	\$347,450	+ 23.4%
Percent of Original List Price Received*	93.6%	92.3%	- 1.4%	93.2%	93.6%	+ 0.4%
Days on Market Until Sale	45	81	+ 80.0%	57	82	+ 43.9%
Inventory of Homes for Sale	157	173	+ 10.2%	--	--	--
Months Supply of Inventory	4.0	4.5	+ 12.5%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 15.7%**

**+ 26.7%**

**+ 13.7%**

Change in  
New Listings

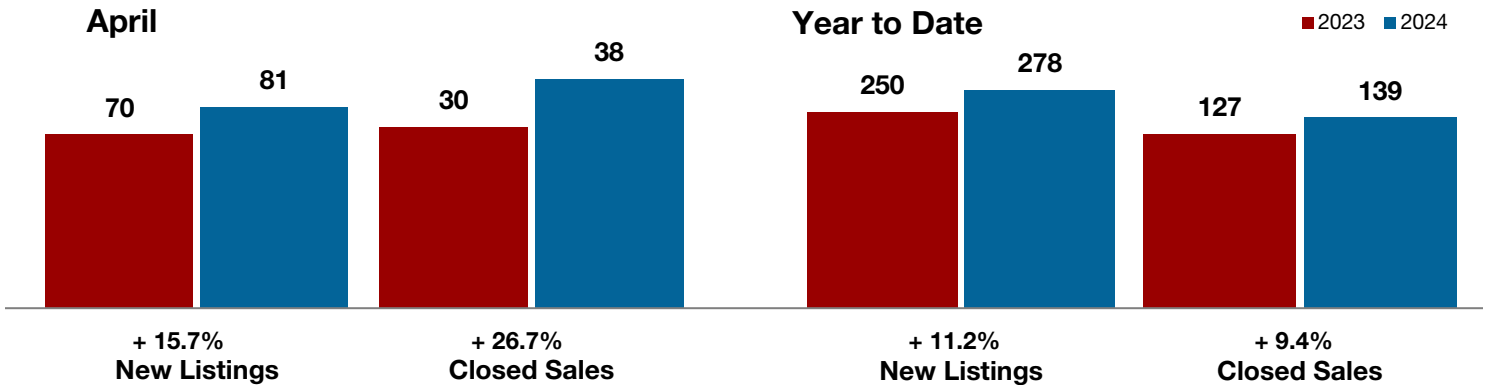
Change in  
Closed Sales

Change in  
Median Sales Price

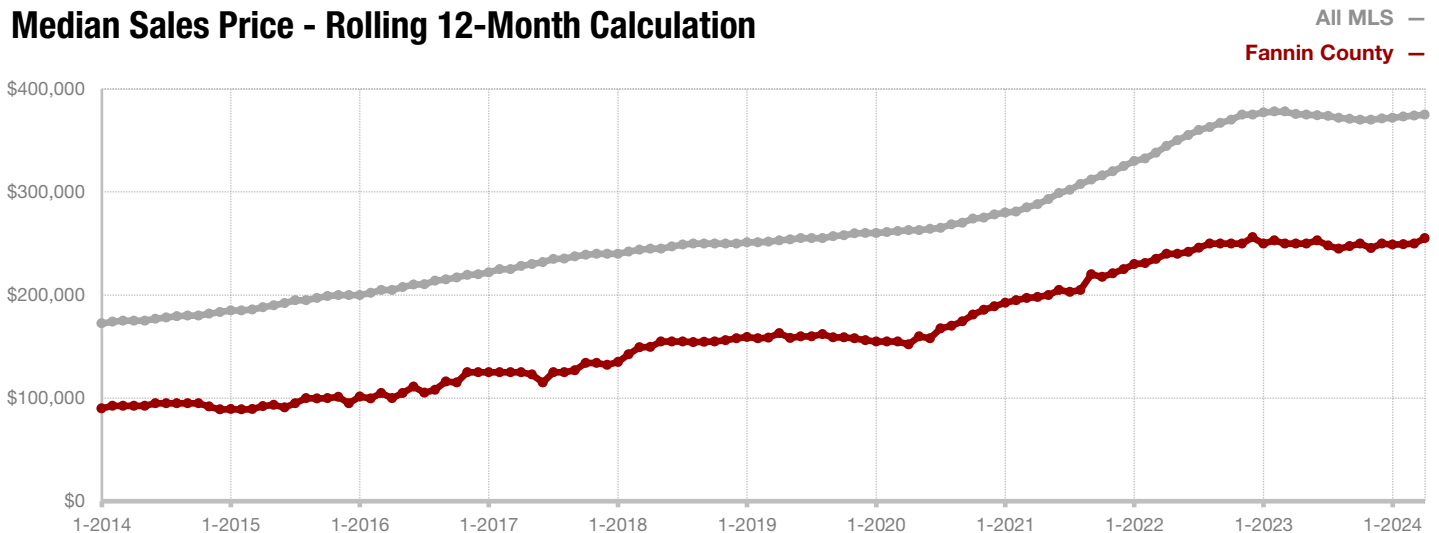
## Fannin County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	70	81	+ 15.7%	250	278	+ 11.2%
Pending Sales	51	44	- 13.7%	156	157	+ 0.6%
Closed Sales	30	38	+ 26.7%	127	139	+ 9.4%
Average Sales Price*	\$278,733	\$307,164	+ 10.2%	\$291,254	\$312,758	+ 7.4%
Median Sales Price*	\$241,875	\$275,000	+ 13.7%	\$235,150	\$268,800	+ 14.3%
Percent of Original List Price Received*	93.3%	91.5%	- 1.9%	91.8%	91.7%	- 0.1%
Days on Market Until Sale	62	92	+ 48.4%	70	92	+ 31.4%
Inventory of Homes for Sale	201	248	+ 23.4%	--	--	--
Months Supply of Inventory	5.3	6.8	+ 28.3%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**- 21.7%**

**+ 50.0%**

**+ 390.3%**

Change in  
New Listings

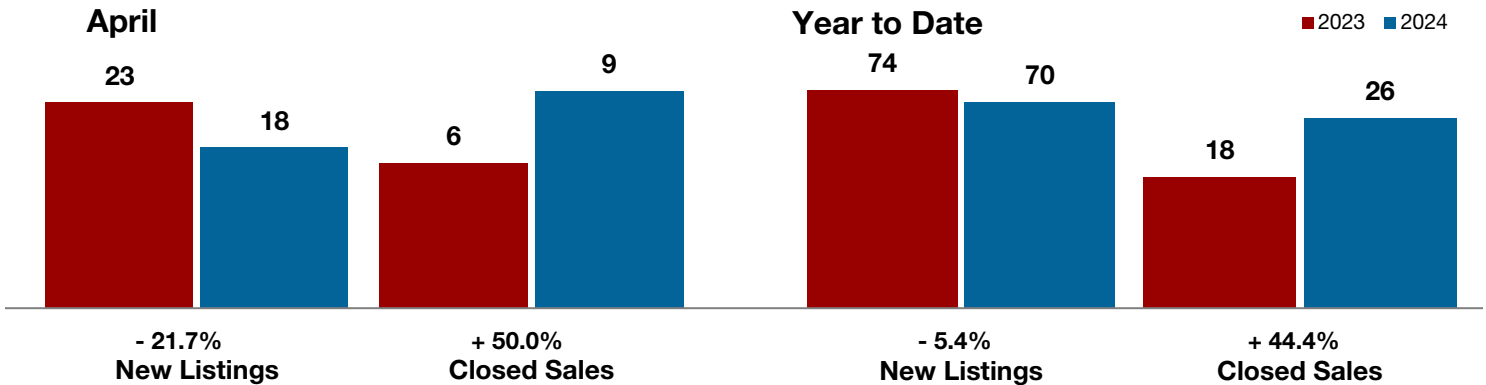
Change in  
Closed Sales

Change in  
Median Sales Price

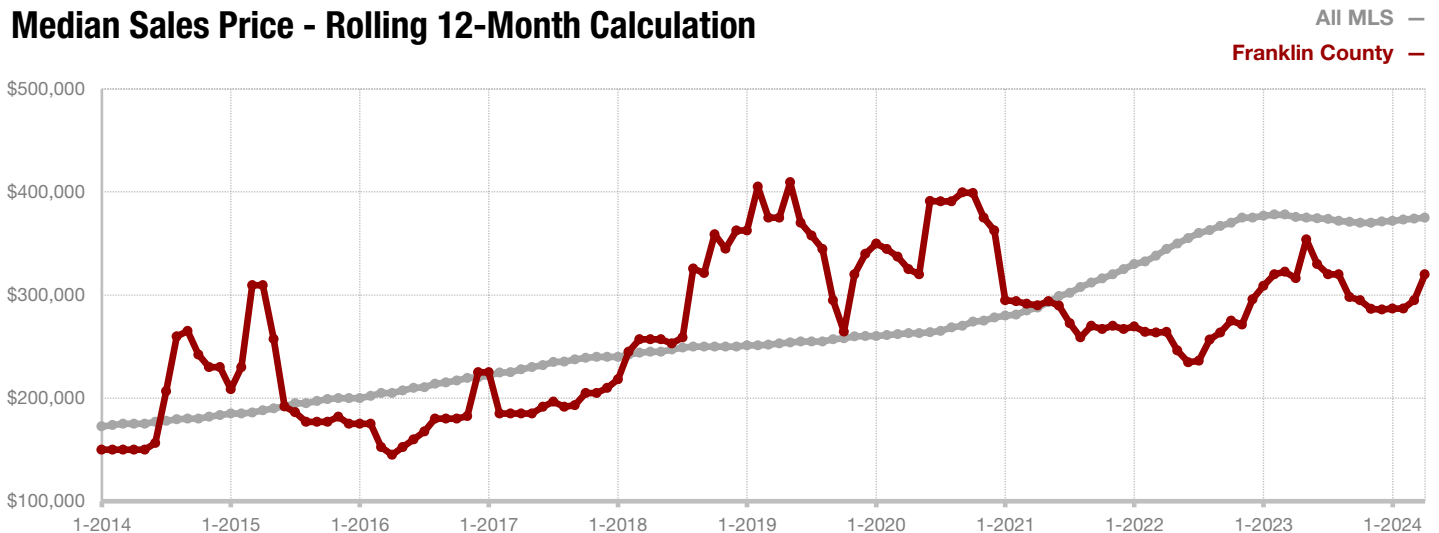
## Franklin County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	18	- 21.7%	74	70	- 5.4%
Pending Sales	7	5	- 28.6%	26	29	+ 11.5%
Closed Sales	6	9	+ 50.0%	18	26	+ 44.4%
Average Sales Price*	\$340,283	<b>\$934,794</b>	+ 174.7%	\$404,206	<b>\$688,381</b>	+ 70.3%
Median Sales Price*	\$155,000	<b>\$760,000</b>	+ 390.3%	\$262,500	<b>\$474,250</b>	+ 80.7%
Percent of Original List Price Received*	89.7%	86.4%	- 3.7%	94.9%	90.7%	- 4.4%
Days on Market Until Sale	53	108	+ 103.8%	46	84	+ 82.6%
Inventory of Homes for Sale	55	61	+ 10.9%	--	--	--
Months Supply of Inventory	6.3	7.5	+ 19.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 21.4%**

**- 23.5%**

**+ 30.4%**

Change in  
New Listings

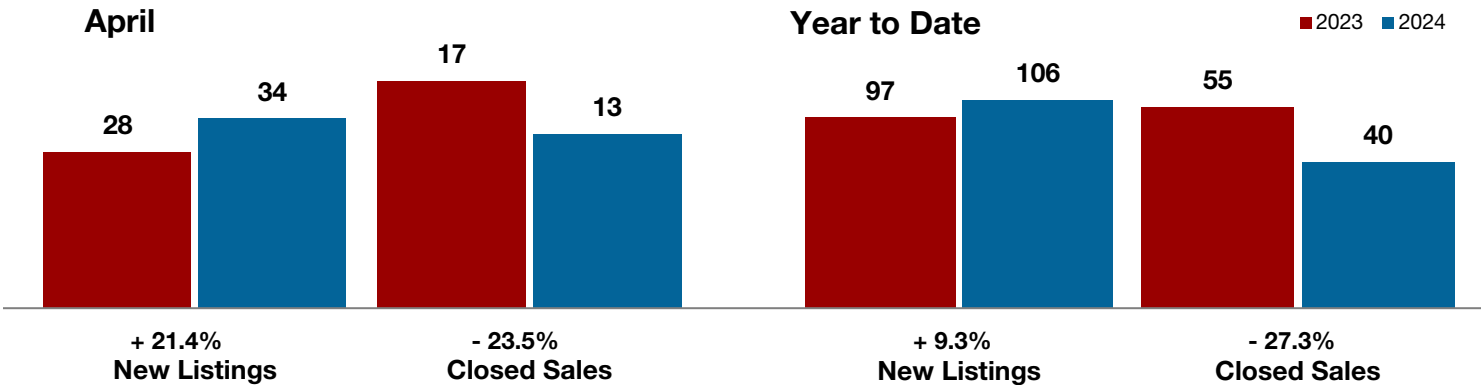
Change in  
Closed Sales

Change in  
Median Sales Price

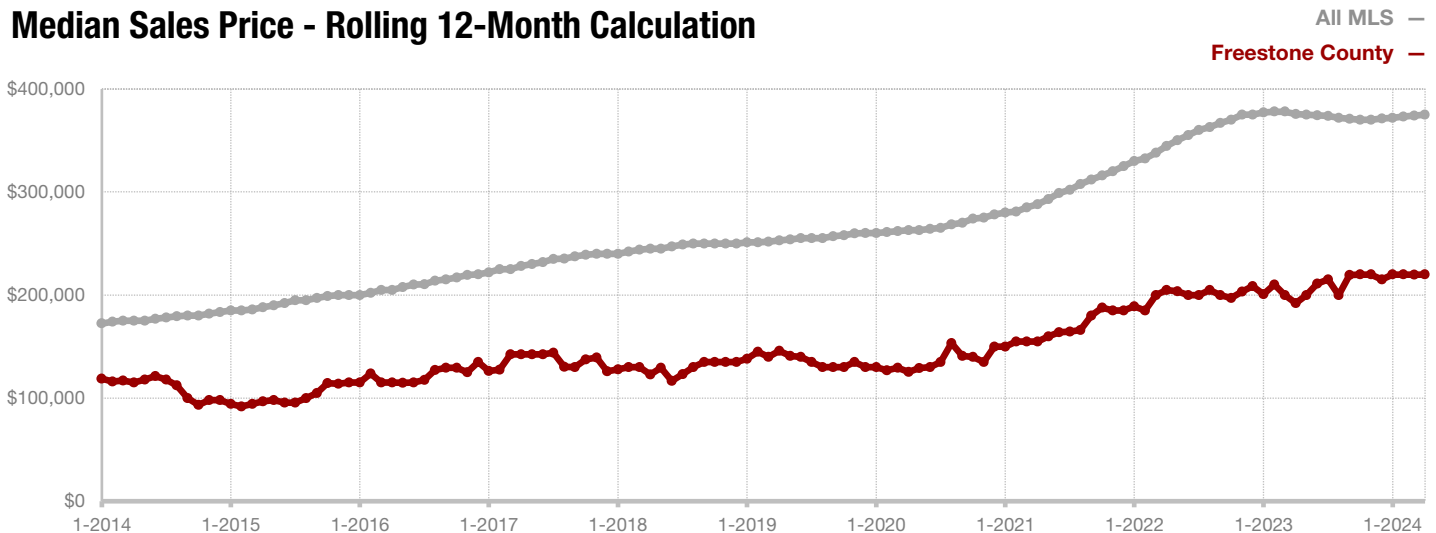
## Freestone County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	<b>34</b>	+ 21.4%	97	<b>106</b>	+ 9.3%
Pending Sales	14	<b>13</b>	- 7.1%	59	<b>45</b>	- 23.7%
Closed Sales	17	<b>13</b>	- 23.5%	55	<b>40</b>	- 27.3%
Average Sales Price*	\$240,035	<b>\$295,446</b>	+ 23.1%	\$275,855	<b>\$268,229</b>	- 2.8%
Median Sales Price*	\$161,000	<b>\$210,000</b>	+ 30.4%	\$170,000	<b>\$215,000</b>	+ 26.5%
Percent of Original List Price Received*	93.1%	<b>97.2%</b>	+ 4.4%	91.5%	<b>92.7%</b>	+ 1.3%
Days on Market Until Sale	86	<b>81</b>	- 5.8%	77	<b>89</b>	+ 15.6%
Inventory of Homes for Sale	67	<b>115</b>	+ 71.6%	--	--	--
Months Supply of Inventory	4.8	<b>9.4</b>	+ 95.8%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 37.3%**

Change in  
New Listings

**+ 1.3%**

Change in  
Closed Sales

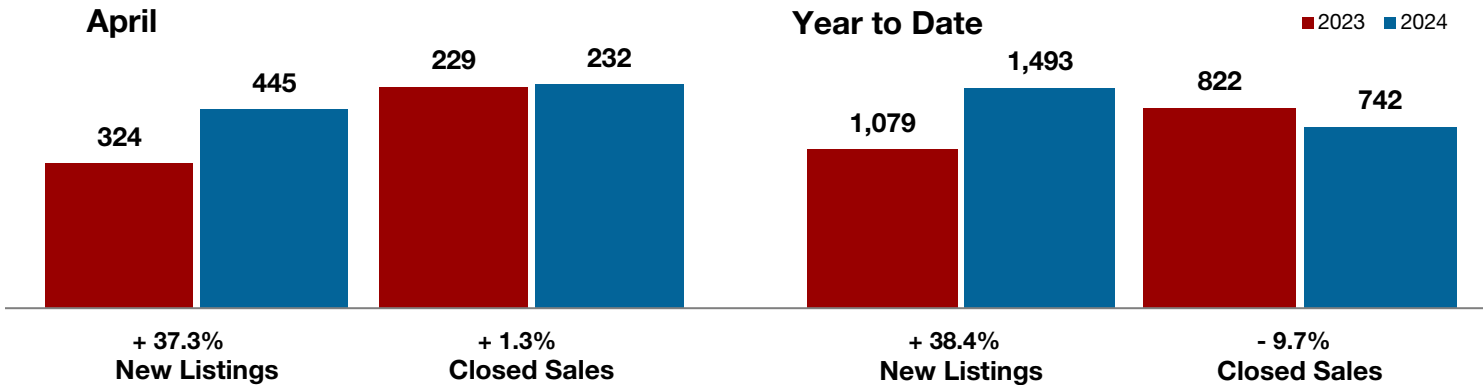
**+ 4.8%**

Change in  
Median Sales Price

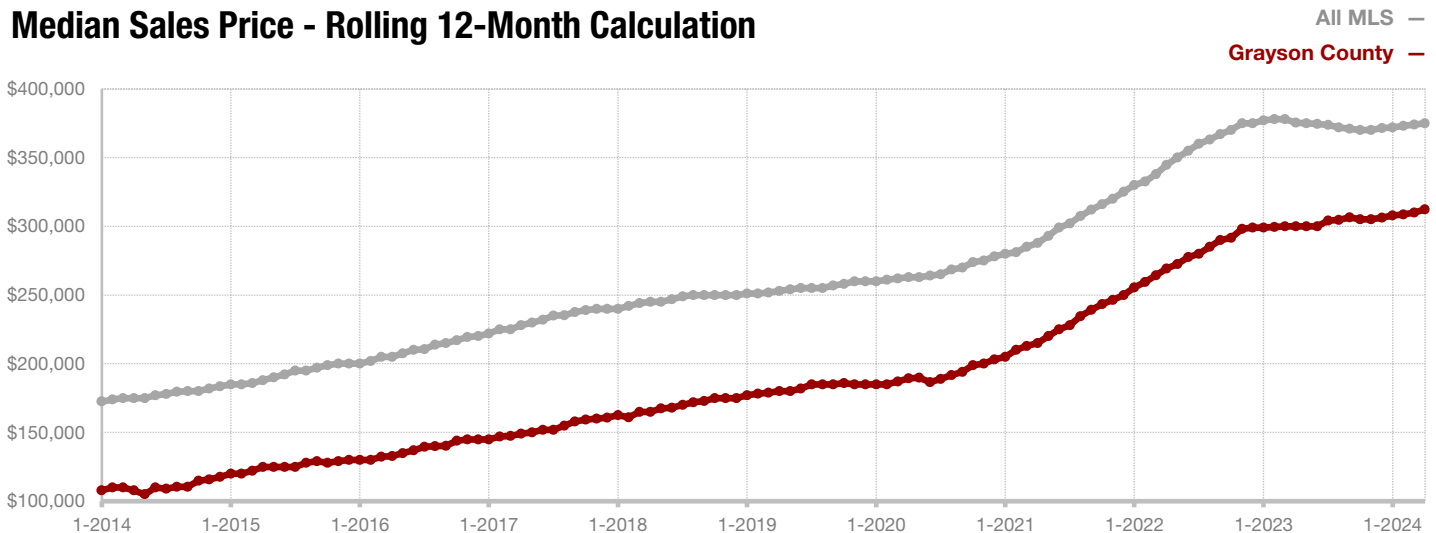
## Grayson County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	324	445	+ 37.3%	1,079	1,493	+ 38.4%
Pending Sales	239	182	- 23.8%	911	823	- 9.7%
Closed Sales	229	232	+ 1.3%	822	742	- 9.7%
Average Sales Price*	\$340,854	\$375,207	+ 10.1%	\$342,353	\$376,253	+ 9.9%
Median Sales Price*	\$310,000	\$324,900	+ 4.8%	\$298,495	\$315,000	+ 5.5%
Percent of Original List Price Received*	93.7%	94.6%	+ 1.0%	93.0%	94.2%	+ 1.3%
Days on Market Until Sale	74	67	- 9.5%	72	73	+ 1.4%
Inventory of Homes for Sale	699	1,118	+ 59.9%	--	--	--
Months Supply of Inventory	3.3	5.8	+ 75.8%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**- 11.1%**

**+ 25.0%**

**- 18.0%**

Change in  
New Listings

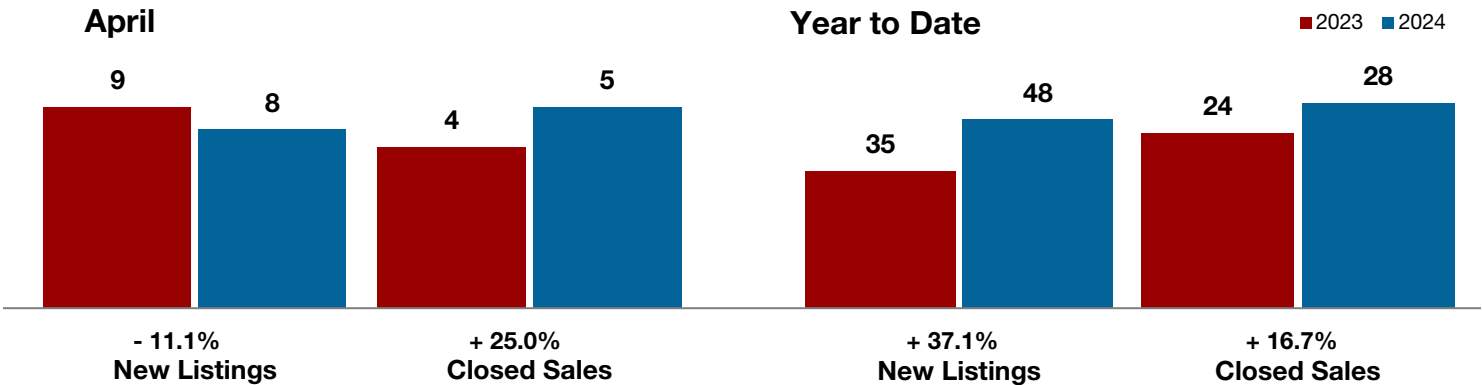
Change in  
Closed Sales

Change in  
Median Sales Price

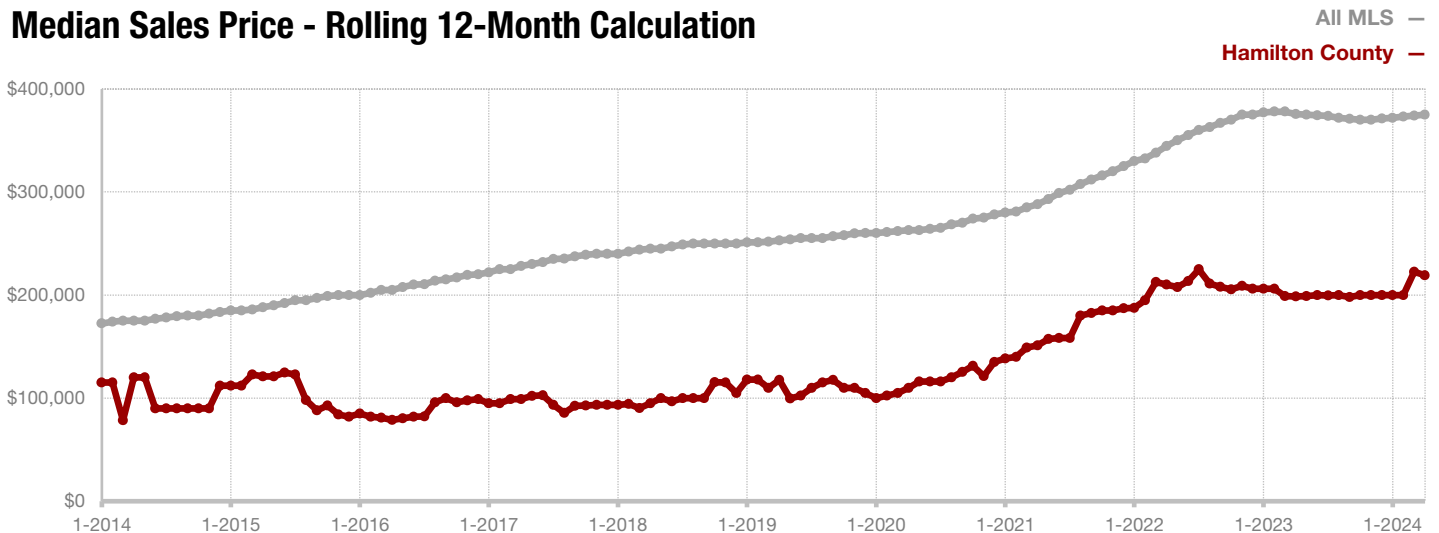
## Hamilton County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	9	8	- 11.1%	35	48	+ 37.1%
Pending Sales	5	8	+ 60.0%	26	34	+ 30.8%
Closed Sales	4	5	+ 25.0%	24	28	+ 16.7%
Average Sales Price*	\$188,250	<b>\$159,600</b>	- 15.2%	\$317,039	<b>\$435,889</b>	+ 37.5%
Median Sales Price*	\$189,000	<b>\$155,000</b>	- 18.0%	\$189,000	<b>\$192,000</b>	+ 1.6%
Percent of Original List Price Received*	84.2%	<b>89.0%</b>	+ 5.7%	87.1%	<b>85.4%</b>	- 2.0%
Days on Market Until Sale	56	<b>70</b>	+ 25.0%	69	<b>95</b>	+ 37.7%
Inventory of Homes for Sale	46	<b>47</b>	+ 2.2%	--	--	--
Months Supply of Inventory	6.7	<b>7.1</b>	+ 6.0%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 125.0%**

**- 33.3%**

**+ 4.9%**

Change in  
New Listings

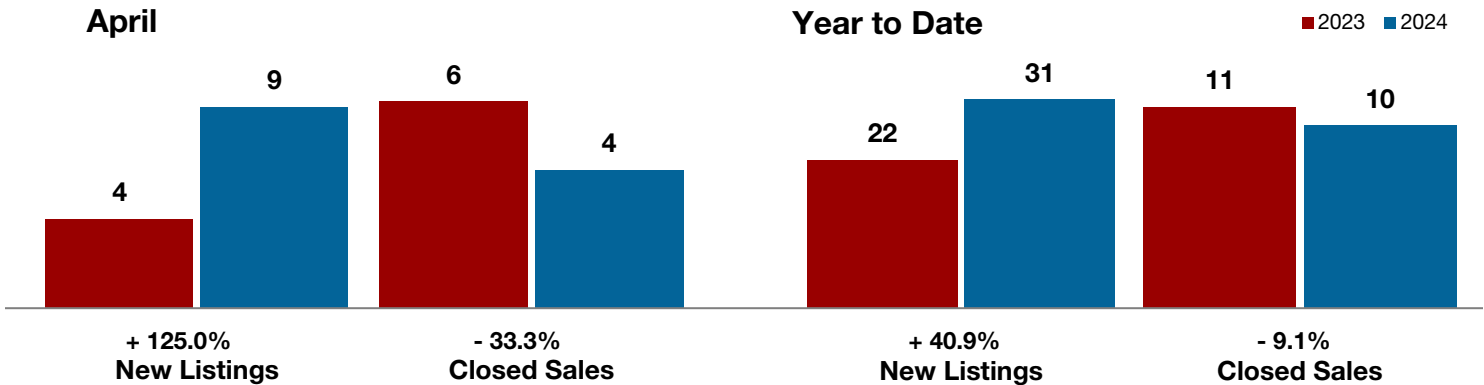
Change in  
Closed Sales

Change in  
Median Sales Price

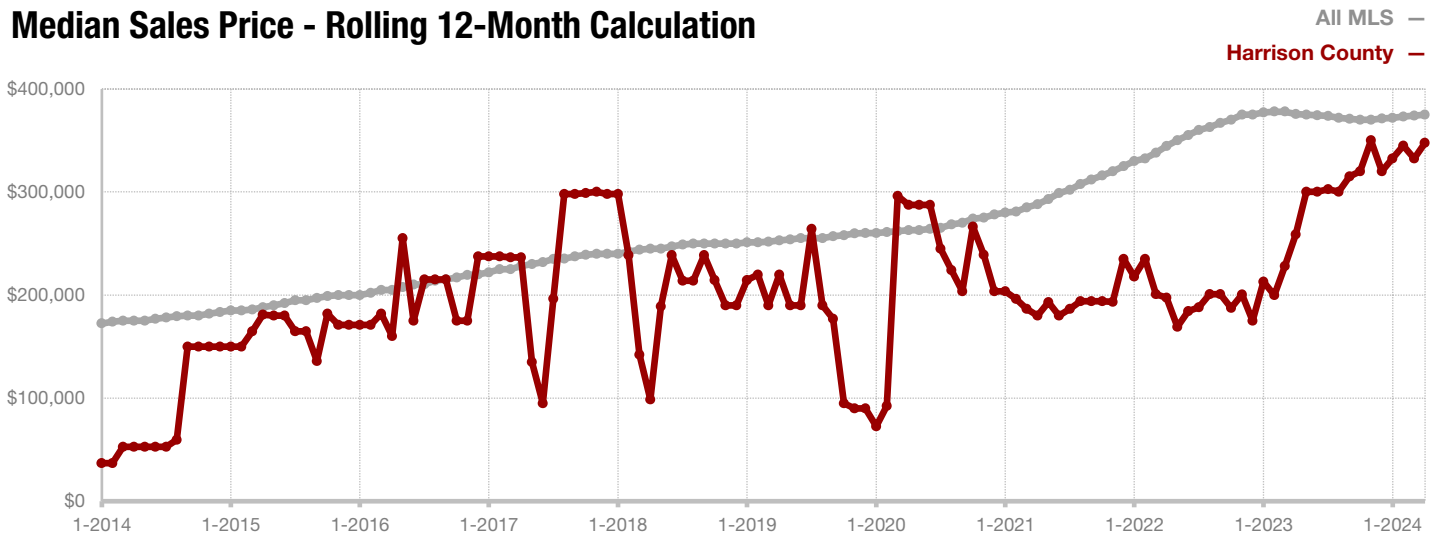
## Harrison County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	9	+ 125.0%	22	31	+ 40.9%
Pending Sales	4	3	- 25.0%	11	13	+ 18.2%
Closed Sales	6	4	- 33.3%	11	10	- 9.1%
Average Sales Price*	\$286,317	<b>\$306,473</b>	+ 7.0%	\$286,264	<b>\$301,689</b>	+ 5.4%
Median Sales Price*	\$317,450	<b>\$332,945</b>	+ 4.9%	\$315,000	<b>\$290,495</b>	- 7.8%
Percent of Original List Price Received*	97.8%	<b>91.5%</b>	- 6.4%	97.3%	<b>91.2%</b>	- 6.3%
Days on Market Until Sale	77	<b>79</b>	+ 2.6%	78	<b>74</b>	- 5.1%
Inventory of Homes for Sale	13	<b>29</b>	+ 123.1%	--	--	--
Months Supply of Inventory	3.9	<b>12.6</b>	+ 223.1%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**- 6.7%**

**+ 110.2%**

**- 0.9%**

Change in  
New Listings

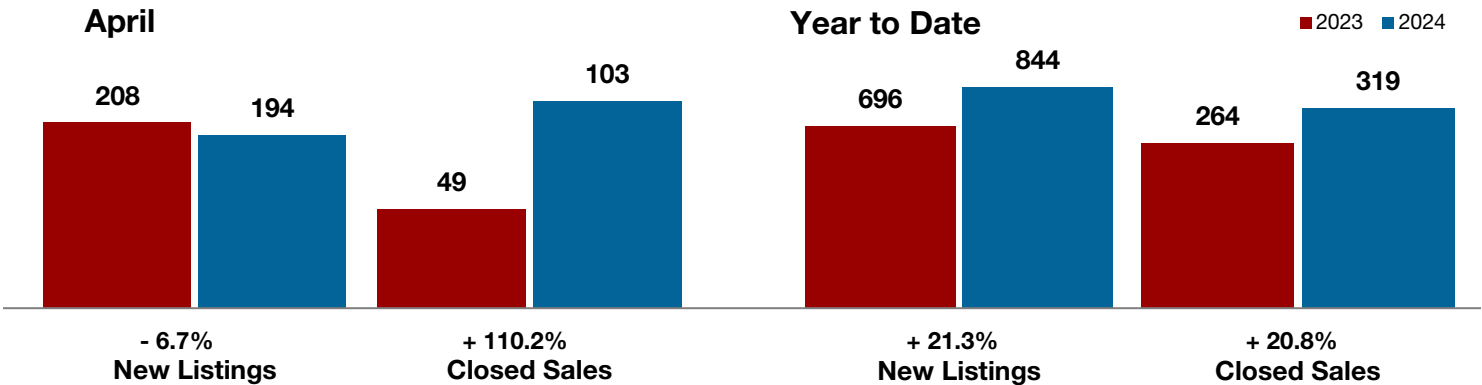
Change in  
Closed Sales

Change in  
Median Sales Price

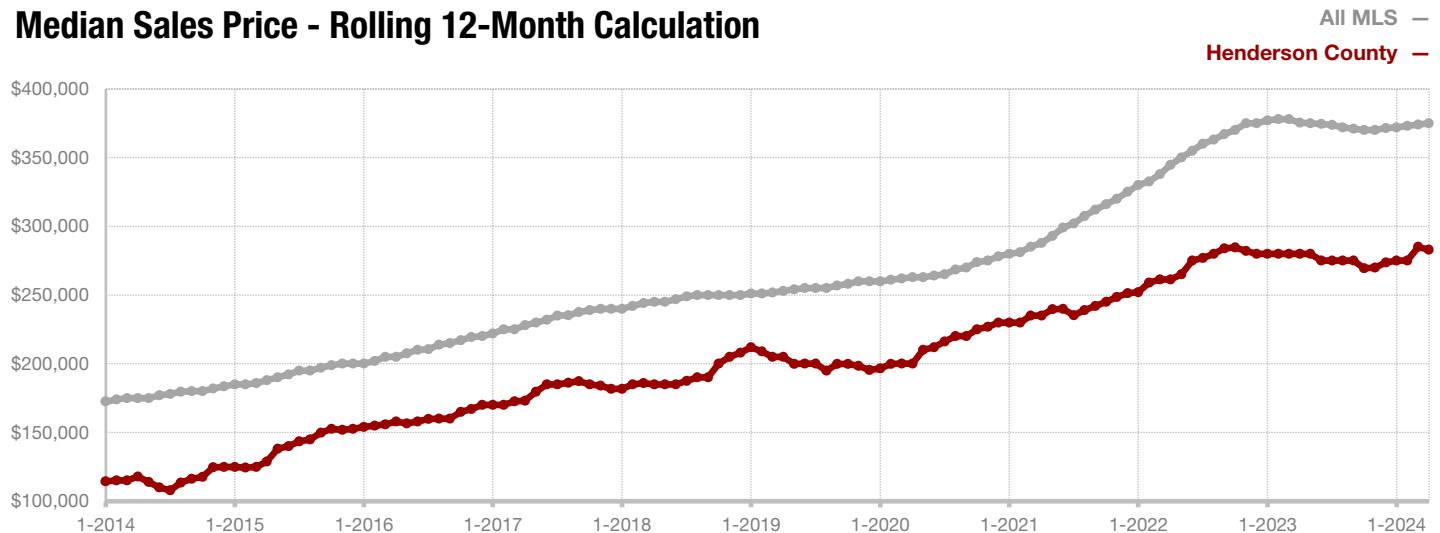
## Henderson County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	208	194	- 6.7%	696	844	+ 21.3%
Pending Sales	93	72	- 22.6%	314	354	+ 12.7%
Closed Sales	49	103	+ 110.2%	264	319	+ 20.8%
Average Sales Price*	\$437,272	\$483,011	+ 10.5%	\$397,249	\$475,037	+ 19.6%
Median Sales Price*	\$270,000	\$267,500	- 0.9%	\$262,500	\$285,000	+ 8.6%
Percent of Original List Price Received*	92.9%	93.0%	+ 0.1%	91.3%	91.0%	- 0.3%
Days on Market Until Sale	71	68	- 4.2%	69	82	+ 18.8%
Inventory of Homes for Sale	595	797	+ 33.9%	--	--	--
Months Supply of Inventory	7.1	9.1	+ 28.2%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 7.5%**

**- 19.1%**

**+ 14.8%**

Change in  
New Listings

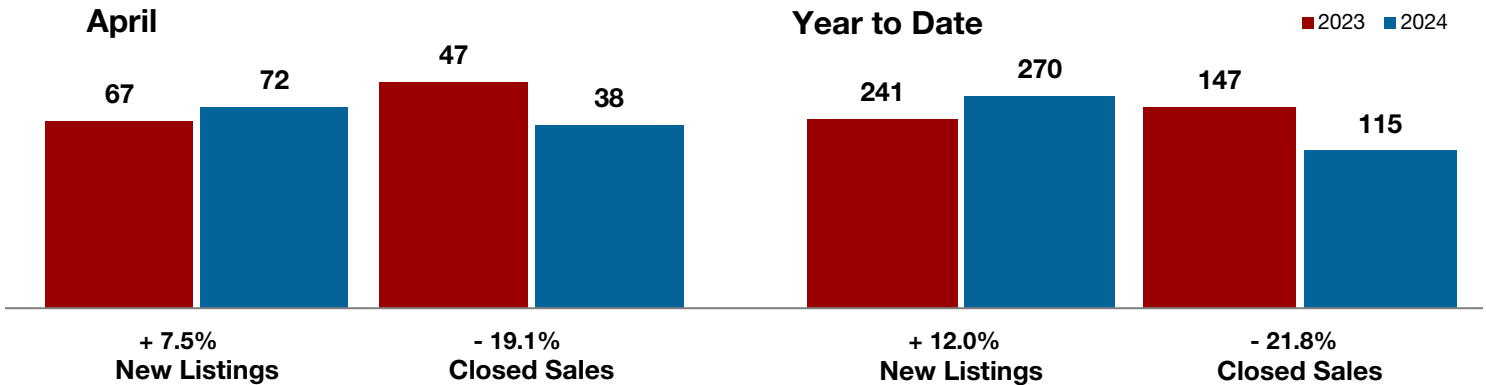
Change in  
Closed Sales

Change in  
Median Sales Price

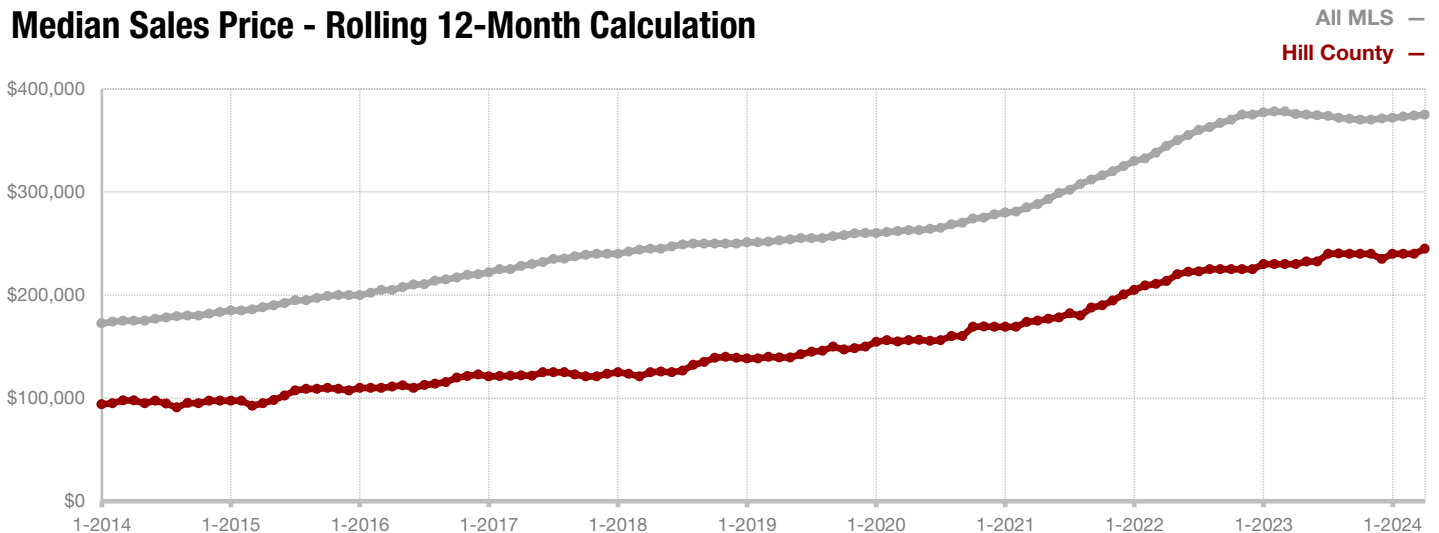
## Hill County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	<b>72</b>	+ 7.5%	241	<b>270</b>	+ 12.0%
Pending Sales	48	<b>38</b>	- 20.8%	181	<b>146</b>	- 19.3%
Closed Sales	47	<b>38</b>	- 19.1%	147	<b>115</b>	- 21.8%
Average Sales Price*	\$255,262	<b>\$291,137</b>	+ 14.1%	\$269,051	<b>\$289,955</b>	+ 7.8%
Median Sales Price*	\$202,500	<b>\$232,500</b>	+ 14.8%	\$224,900	<b>\$254,000</b>	+ 12.9%
Percent of Original List Price Received*	89.5%	<b>94.7%</b>	+ 5.8%	91.4%	<b>93.7%</b>	+ 2.5%
Days on Market Until Sale	51	<b>70</b>	+ 37.3%	60	<b>80</b>	+ 33.3%
Inventory of Homes for Sale	177	<b>213</b>	+ 20.3%	--	--	--
Months Supply of Inventory	4.6	<b>6.5</b>	+ 41.3%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 29.1%**

**- 10.0%**

**- 4.3%**

Change in  
New Listings

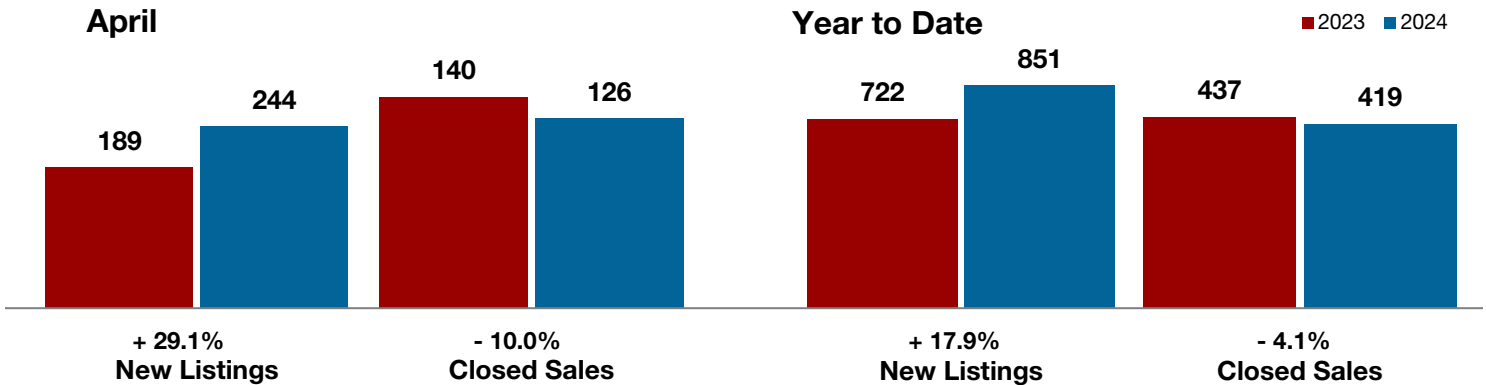
Change in  
Closed Sales

Change in  
Median Sales Price

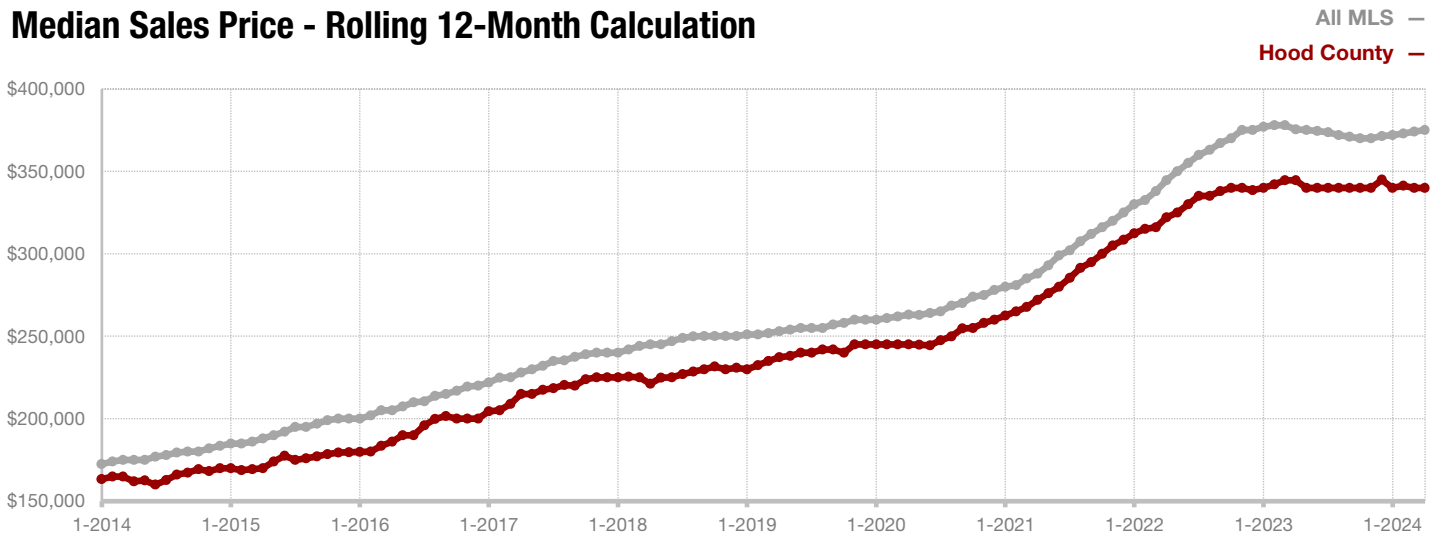
## Hood County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	189	244	+ 29.1%	722	851	+ 17.9%
Pending Sales	138	114	- 17.4%	499	479	- 4.0%
Closed Sales	140	126	- 10.0%	437	419	- 4.1%
Average Sales Price*	\$439,624	\$405,629	- 7.7%	\$436,675	\$414,759	- 5.0%
Median Sales Price*	\$350,000	\$334,950	- 4.3%	\$345,000	\$326,250	- 5.4%
Percent of Original List Price Received*	94.6%	96.0%	+ 1.5%	93.0%	94.0%	+ 1.1%
Days on Market Until Sale	60	72	+ 20.0%	64	79	+ 23.4%
Inventory of Homes for Sale	481	621	+ 29.1%	--	--	--
Months Supply of Inventory	4.0	5.5	+ 37.5%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**- 4.2%**

Change in  
New Listings

**- 3.7%**

Change in  
Closed Sales

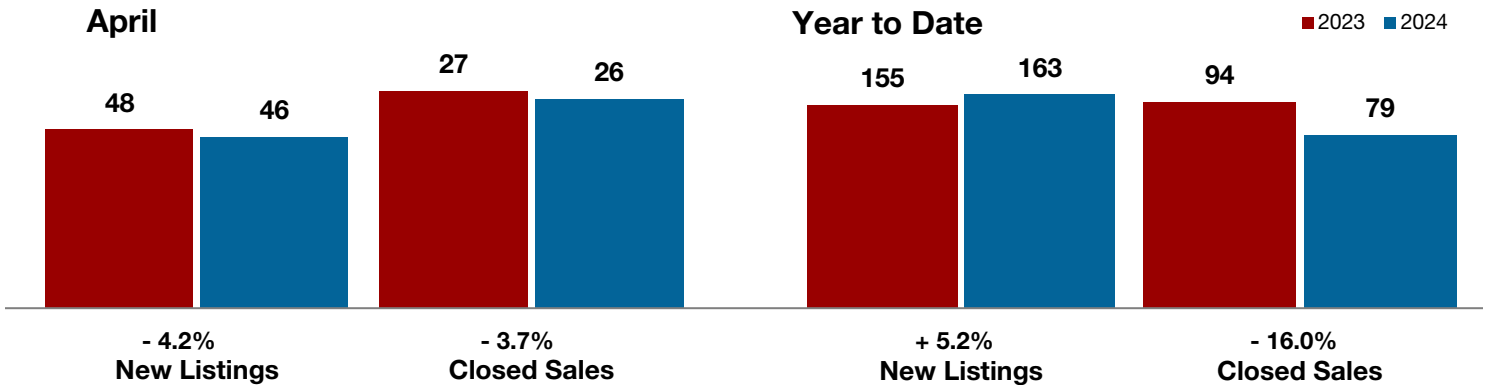
**+ 11.1%**

Change in  
Median Sales Price

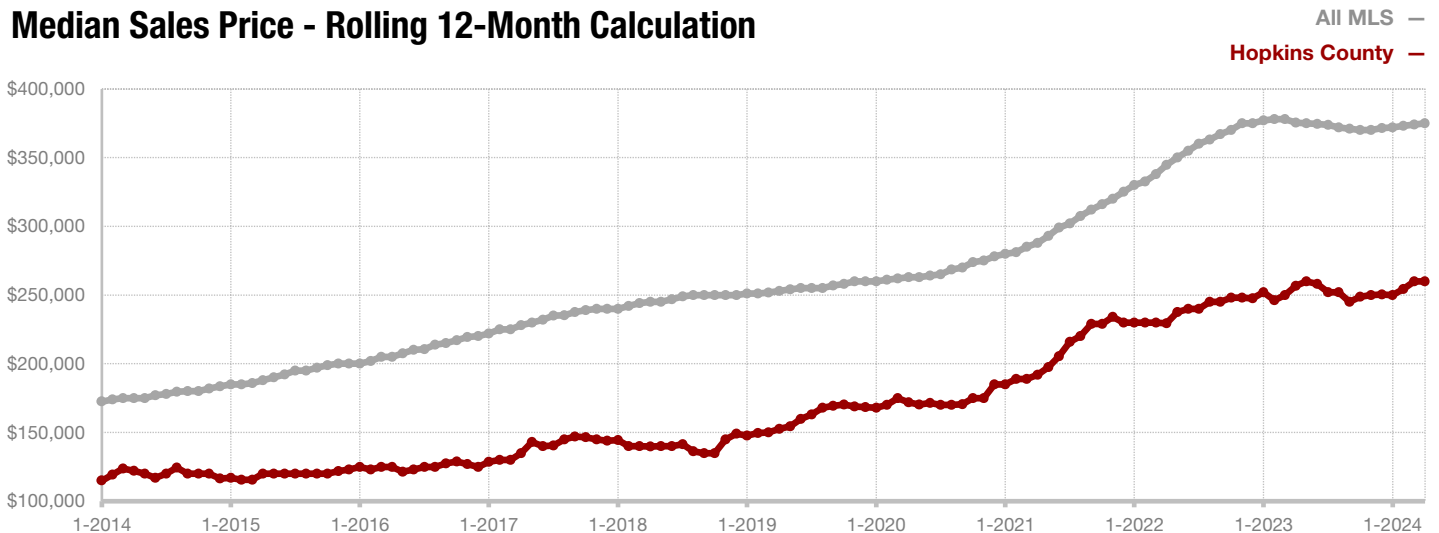
## Hopkins County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	48	46	- 4.2%	155	163	+ 5.2%
Pending Sales	39	24	- 38.5%	111	87	- 21.6%
Closed Sales	27	26	- 3.7%	94	79	- 16.0%
Average Sales Price*	\$303,781	<b>\$313,268</b>	+ 3.1%	\$308,926	<b>\$320,359</b>	+ 3.7%
Median Sales Price*	\$270,000	<b>\$300,000</b>	+ 11.1%	\$248,750	<b>\$295,500</b>	+ 18.8%
Percent of Original List Price Received*	92.6%	<b>96.6%</b>	+ 4.3%	91.6%	<b>94.3%</b>	+ 2.9%
Days on Market Until Sale	71	65	- 8.5%	70	75	+ 7.1%
Inventory of Homes for Sale	125	146	+ 16.8%	--	--	--
Months Supply of Inventory	4.5	5.8	+ 28.9%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 24.2%**

**- 13.0%**

**- 0.0%**

Change in  
New Listings

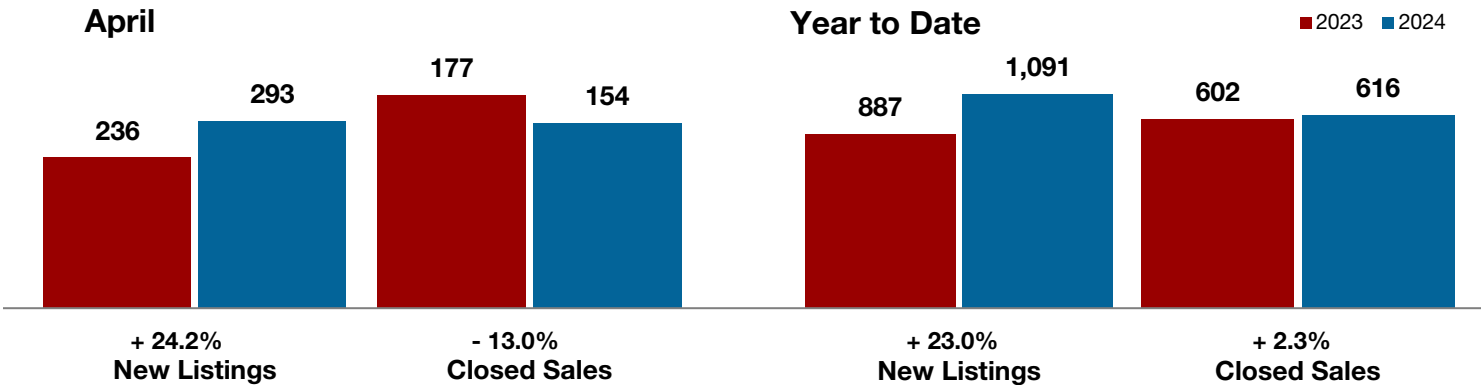
Change in  
Closed Sales

Change in  
Median Sales Price

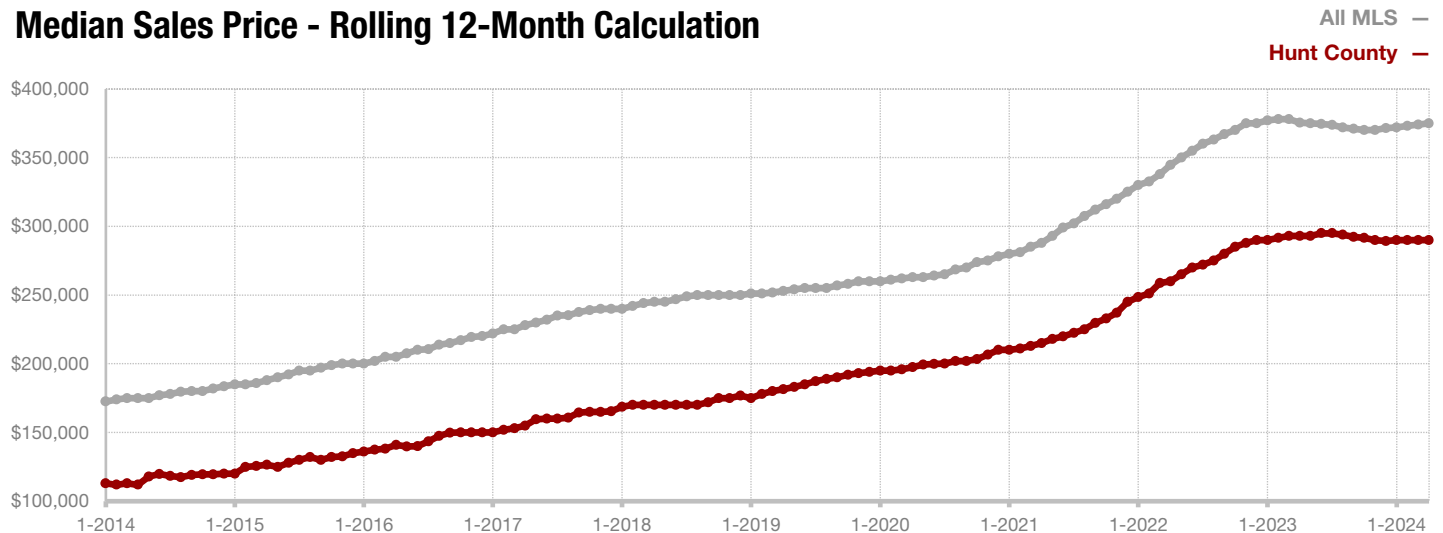
## Hunt County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	236	293	+ 24.2%	887	1,091	+ 23.0%
Pending Sales	185	184	- 0.5%	685	696	+ 1.6%
Closed Sales	177	154	- 13.0%	602	616	+ 2.3%
Average Sales Price*	\$319,317	\$323,559	+ 1.3%	\$315,116	\$338,617	+ 7.5%
Median Sales Price*	\$285,000	\$284,990	- 0.0%	\$286,313	\$291,150	+ 1.7%
Percent of Original List Price Received*	95.6%	94.3%	- 1.4%	94.2%	92.7%	- 1.6%
Days on Market Until Sale	59	65	+ 10.2%	59	70	+ 18.6%
Inventory of Homes for Sale	578	746	+ 29.1%	--	--	--
Months Supply of Inventory	3.6	4.6	+ 27.8%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



## Jack County

**0.0%**

Change in  
New Listings

**0.0%**

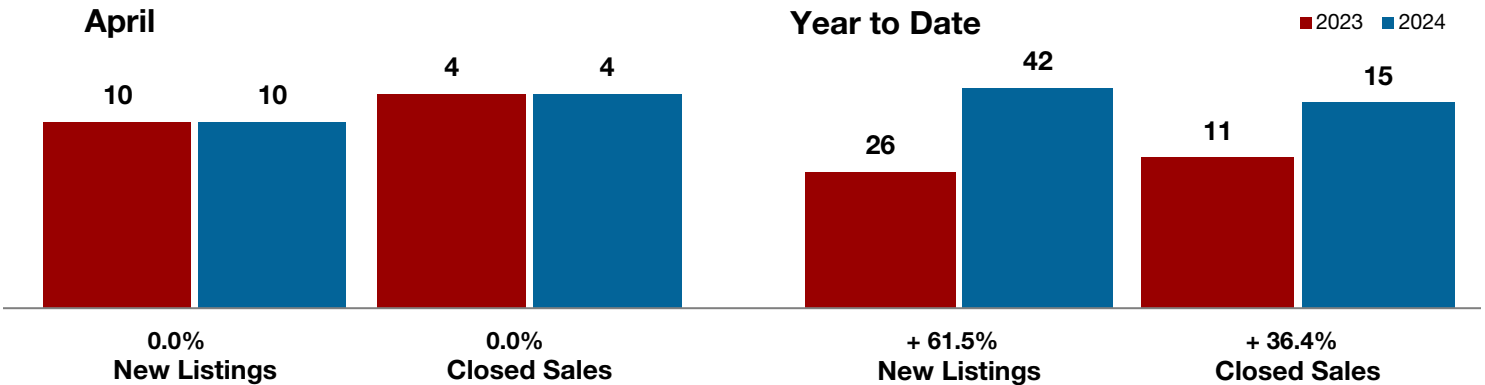
Change in  
Closed Sales

**+ 43.7%**

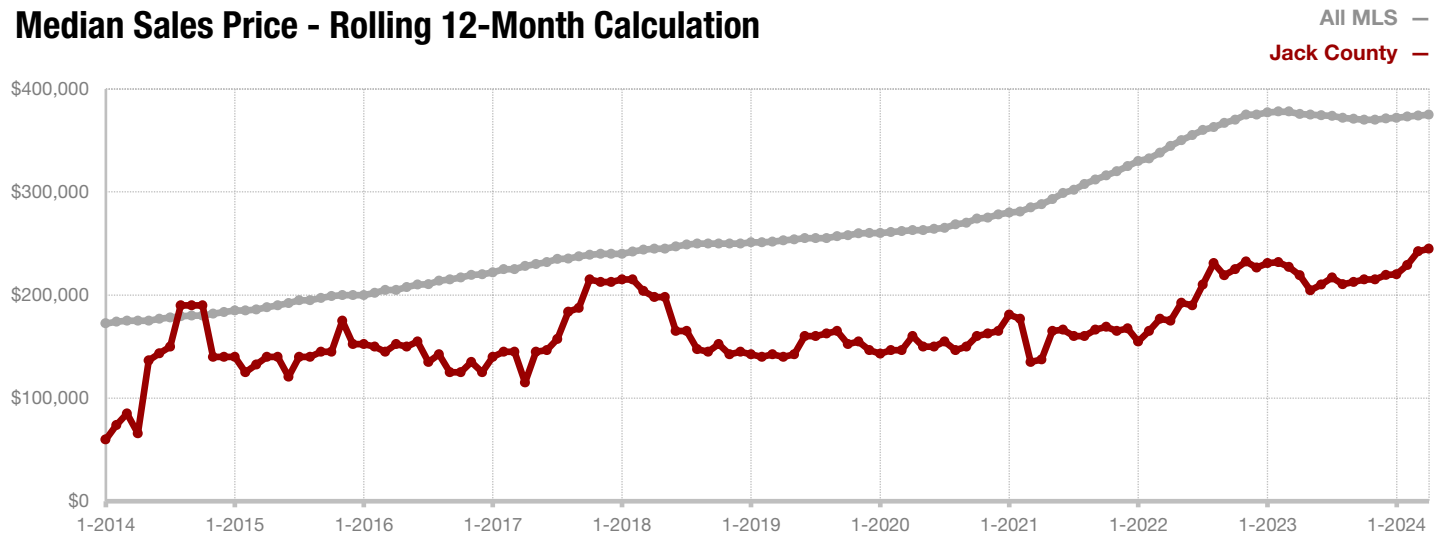
Change in  
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	10	0.0%	26	42	+ 61.5%
Pending Sales	3	5	+ 66.7%	10	13	+ 30.0%
Closed Sales	4	4	0.0%	11	15	+ 36.4%
Average Sales Price*	\$458,500	<b>\$293,250</b>	- 36.0%	\$319,182	<b>\$770,764</b>	+ 141.5%
Median Sales Price*	\$182,000	<b>\$261,500</b>	+ 43.7%	\$199,000	<b>\$314,455</b>	+ 58.0%
Percent of Original List Price Received*	90.2%	<b>89.6%</b>	- 0.7%	84.7%	<b>91.7%</b>	+ 8.3%
Days on Market Until Sale	24	<b>128</b>	+ 433.3%	90	<b>110</b>	+ 22.2%
Inventory of Homes for Sale	36	<b>45</b>	+ 25.0%	--	--	--
Months Supply of Inventory	9.4	<b>10.2</b>	+ 8.5%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 25.5%**

Change in  
New Listings

**- 7.7%**

Change in  
Closed Sales

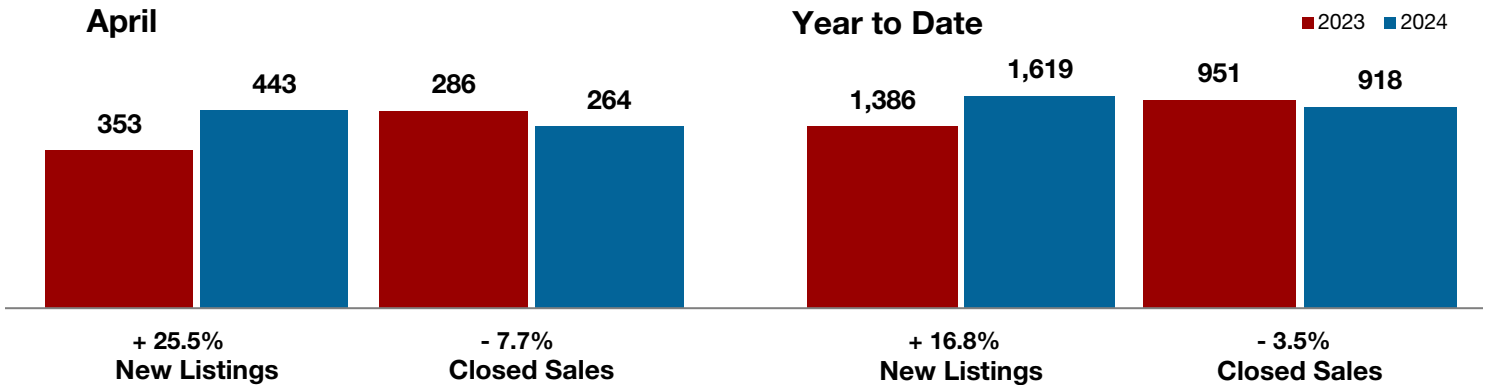
**+ 0.5%**

Change in  
Median Sales Price

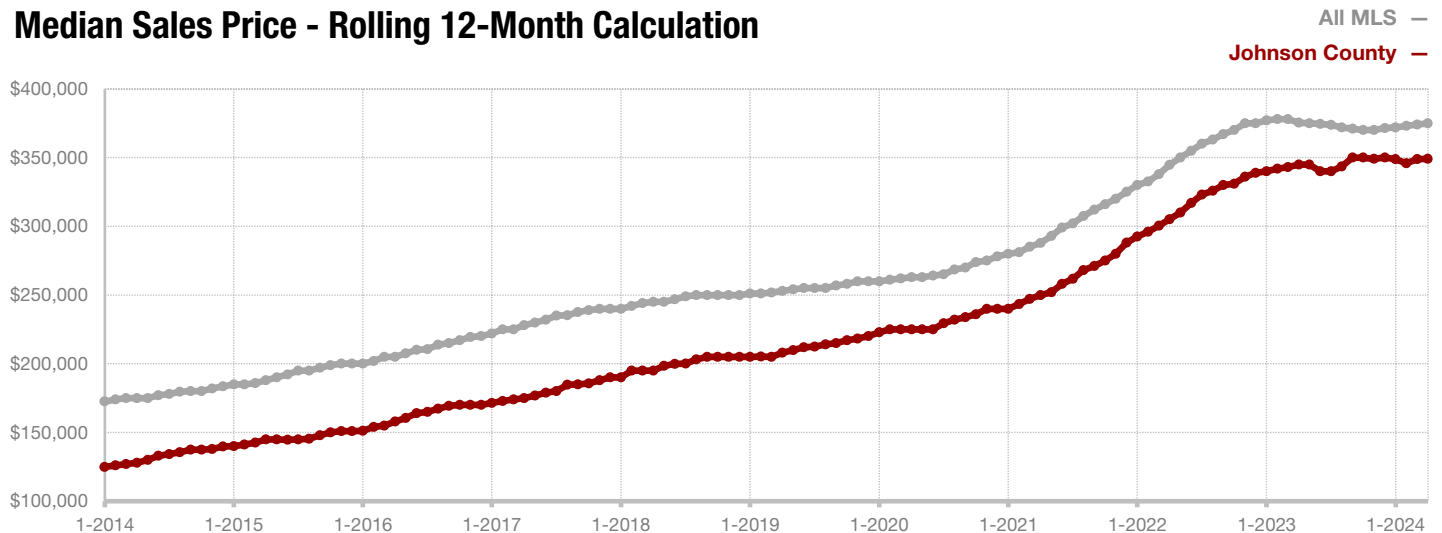
## Johnson County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	353	443	+ 25.5%	1,386	1,619	+ 16.8%
Pending Sales	300	272	- 9.3%	1,086	1,055	- 2.9%
Closed Sales	286	264	- 7.7%	951	918	- 3.5%
Average Sales Price*	\$376,439	\$389,266	+ 3.4%	\$378,174	\$375,948	- 0.6%
Median Sales Price*	\$349,750	\$351,489	+ 0.5%	\$345,000	\$343,100	- 0.6%
Percent of Original List Price Received*	95.6%	95.6%	0.0%	93.9%	95.4%	+ 1.6%
Days on Market Until Sale	61	69	+ 13.1%	67	70	+ 4.5%
Inventory of Homes for Sale	818	1,107	+ 35.3%	--	--	--
Months Supply of Inventory	3.2	4.5	+ 40.6%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 10.5%**

**- 58.3%**

**+ 40.3%**

Change in  
New Listings

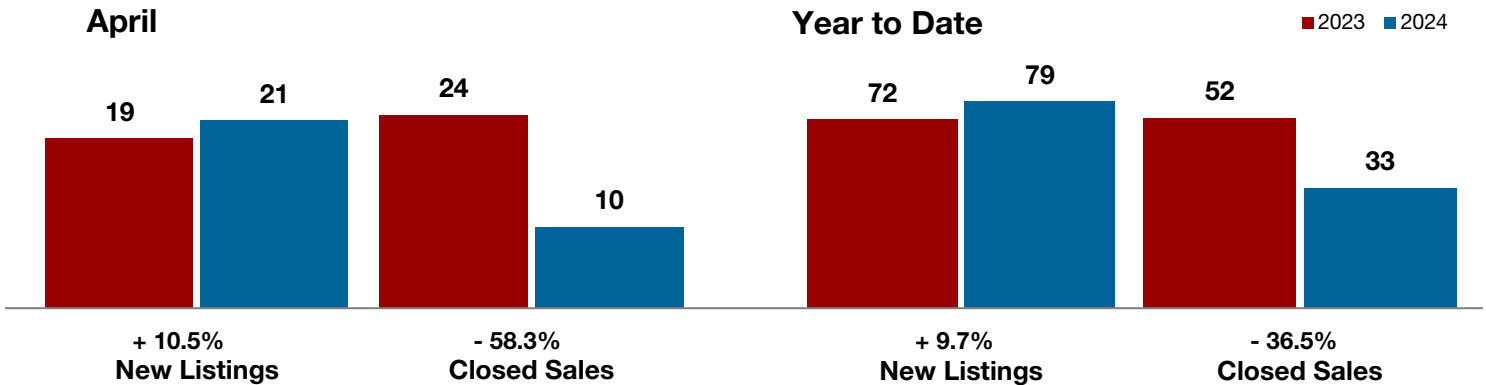
Change in  
Closed Sales

Change in  
Median Sales Price

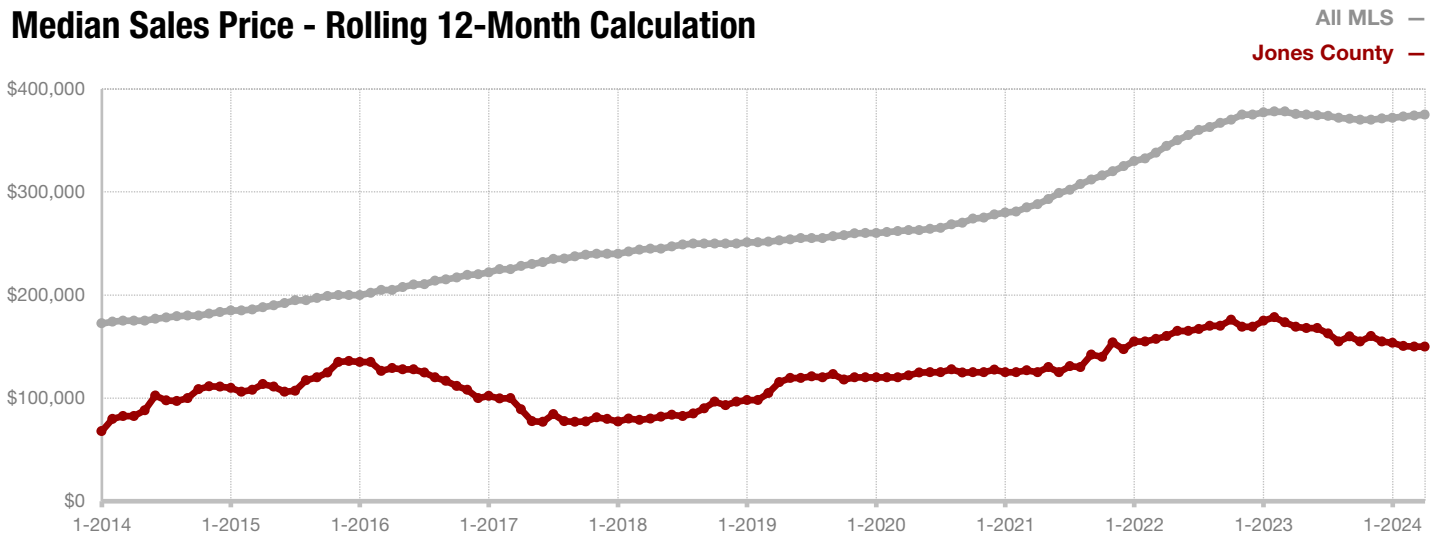
## Jones County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	21	+ 10.5%	72	79	+ 9.7%
Pending Sales	14	12	- 14.3%	59	45	- 23.7%
Closed Sales	24	10	- 58.3%	52	33	- 36.5%
Average Sales Price*	\$179,581	<b>\$213,250</b>	+ 18.7%	\$192,713	<b>\$191,118</b>	- 0.8%
Median Sales Price*	\$159,250	<b>\$223,500</b>	+ 40.3%	\$186,200	<b>\$167,500</b>	- 10.0%
Percent of Original List Price Received*	93.7%	93.5%	- 0.2%	92.7%	90.1%	- 2.8%
Days on Market Until Sale	73	57	- 21.9%	80	68	- 15.0%
Inventory of Homes for Sale	53	71	+ 34.0%	--	--	--
Months Supply of Inventory	4.1	6.5	+ 58.5%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 31.9%**

Change in  
New Listings

**+ 4.3%**

Change in  
Closed Sales

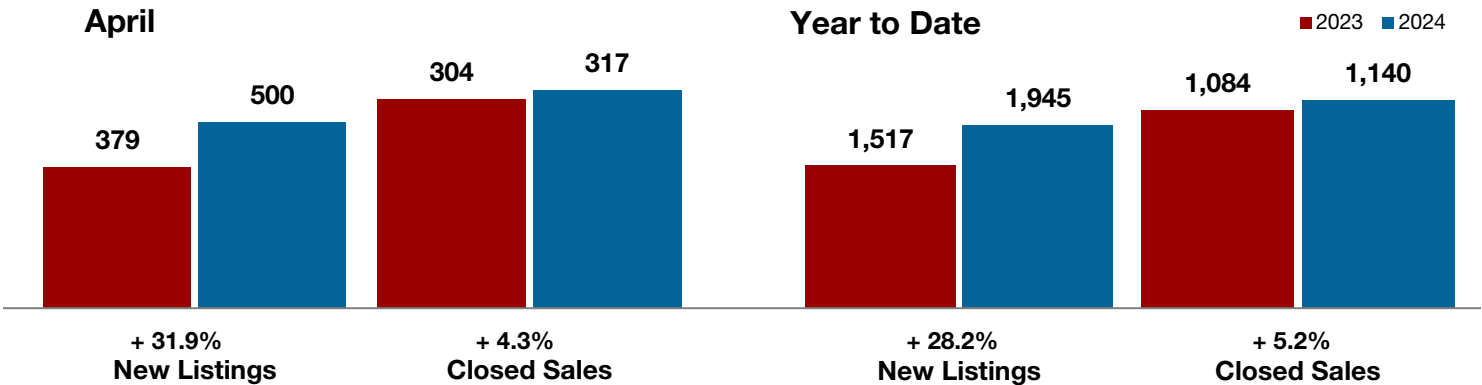
**- 4.9%**

Change in  
Median Sales Price

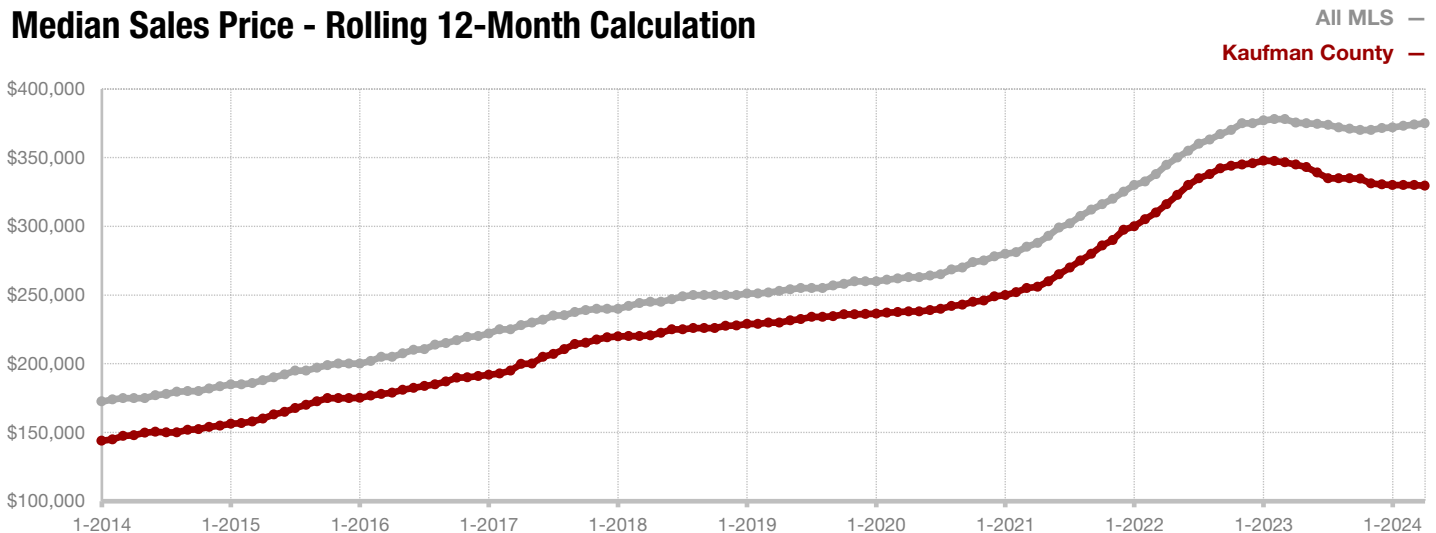
## Kaufman County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	379	500	+ 31.9%	1,517	1,945	+ 28.2%
Pending Sales	310	340	+ 9.7%	1,221	1,345	+ 10.2%
Closed Sales	304	317	+ 4.3%	1,084	1,140	+ 5.2%
Average Sales Price*	\$347,796	\$347,418	- 0.1%	\$349,151	\$345,496	- 1.0%
Median Sales Price*	\$329,567	\$313,499	- 4.9%	\$326,790	\$317,000	- 3.0%
Percent of Original List Price Received*	94.9%	94.7%	- 0.2%	93.7%	93.5%	- 0.2%
Days on Market Until Sale	78	65	- 16.7%	75	72	- 4.0%
Inventory of Homes for Sale	977	1,292	+ 32.2%	--	--	--
Months Supply of Inventory	3.4	4.4	+ 29.4%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 105.4%**      **+ 125.0%**      **- 5.6%**

Change in  
New Listings

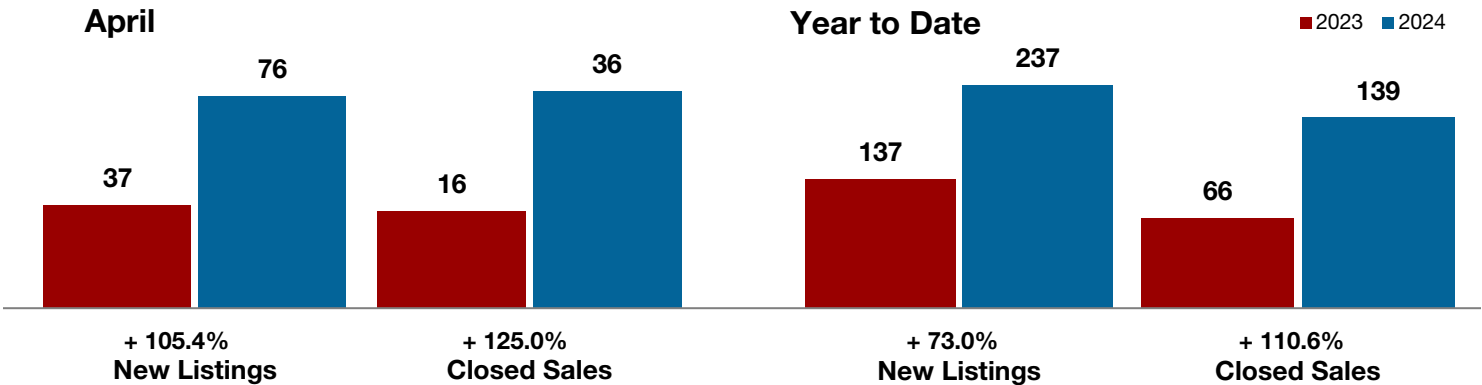
Change in  
Closed Sales

Change in  
Median Sales Price

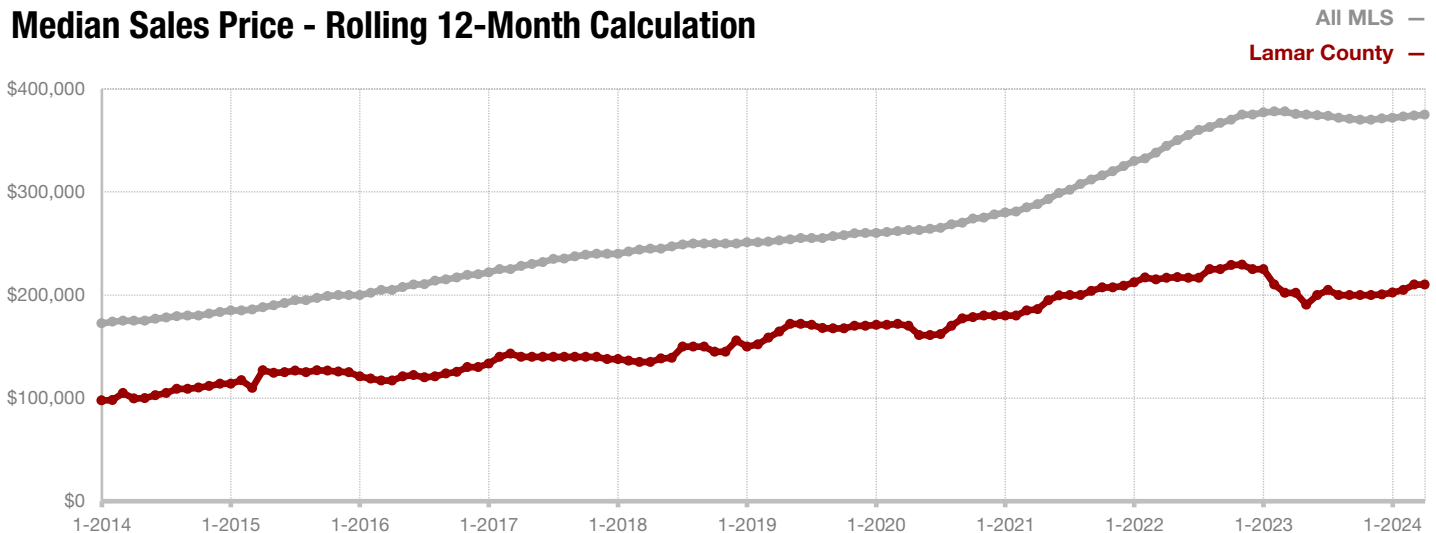
## Lamar County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	37	<b>76</b>	+ 105.4%	137	<b>237</b>	+ 73.0%
Pending Sales	27	<b>48</b>	+ 77.8%	78	<b>155</b>	+ 98.7%
Closed Sales	16	<b>36</b>	+ 125.0%	66	<b>139</b>	+ 110.6%
Average Sales Price*	\$310,081	<b>\$287,749</b>	- 7.2%	\$216,649	<b>\$250,206</b>	+ 15.5%
Median Sales Price*	\$244,000	<b>\$230,450</b>	- 5.6%	\$179,750	<b>\$216,890</b>	+ 20.7%
Percent of Original List Price Received*	87.9%	<b>93.4%</b>	+ 6.3%	89.5%	<b>91.8%</b>	+ 2.6%
Days on Market Until Sale	94	<b>62</b>	- 34.0%	73	<b>69</b>	- 5.5%
Inventory of Homes for Sale	129	<b>181</b>	+ 40.3%	--	--	--
Months Supply of Inventory	5.9	<b>5.5</b>	- 6.8%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**- 25.0%**

**+ 160.0%**

**+ 18.3%**

Change in  
New Listings

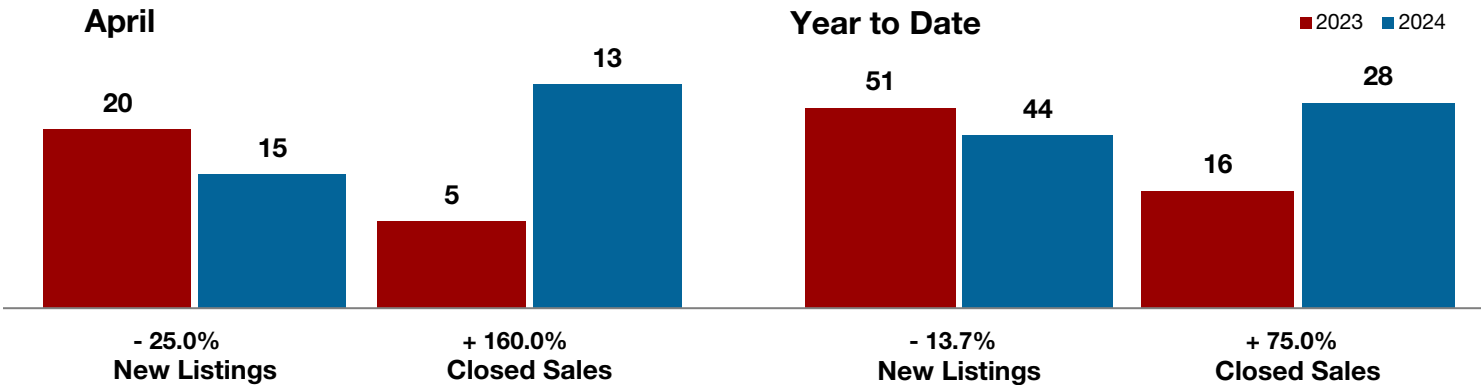
Change in  
Closed Sales

Change in  
Median Sales Price

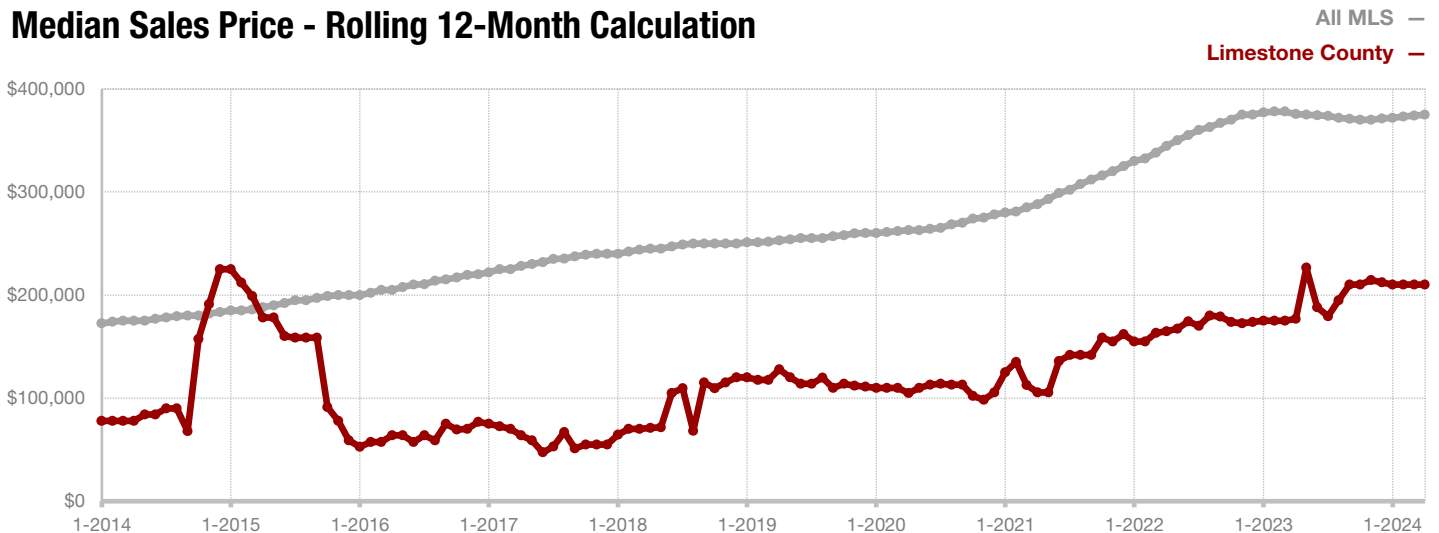
## Limestone County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	15	- 25.0%	51	44	- 13.7%
Pending Sales	11	12	+ 9.1%	21	28	+ 33.3%
Closed Sales	5	13	+ 160.0%	16	28	+ 75.0%
Average Sales Price*	\$195,980	<b>\$255,462</b>	+ 30.4%	\$211,131	<b>\$208,704</b>	- 1.1%
Median Sales Price*	\$186,000	<b>\$220,000</b>	+ 18.3%	\$209,000	<b>\$203,500</b>	- 2.6%
Percent of Original List Price Received*	99.6%	<b>88.2%</b>	- 11.4%	86.8%	<b>88.8%</b>	+ 2.3%
Days on Market Until Sale	96	94	- 2.1%	136	88	- 35.3%
Inventory of Homes for Sale	51	48	- 5.9%	--	--	--
Months Supply of Inventory	8.7	6.2	- 28.7%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 66.7%**

**+ 22.2%**

**+ 3.2%**

Change in  
New Listings

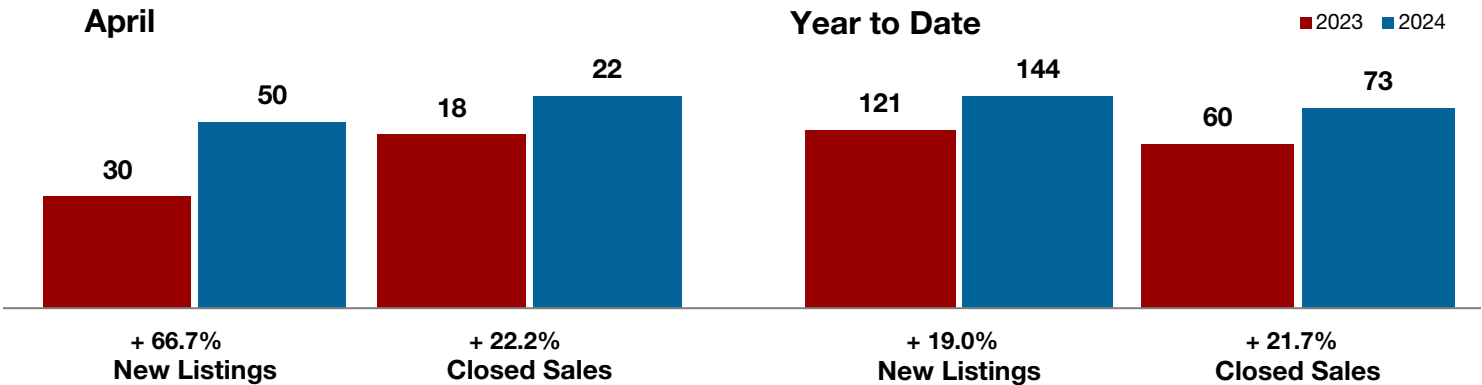
Change in  
Closed Sales

Change in  
Median Sales Price

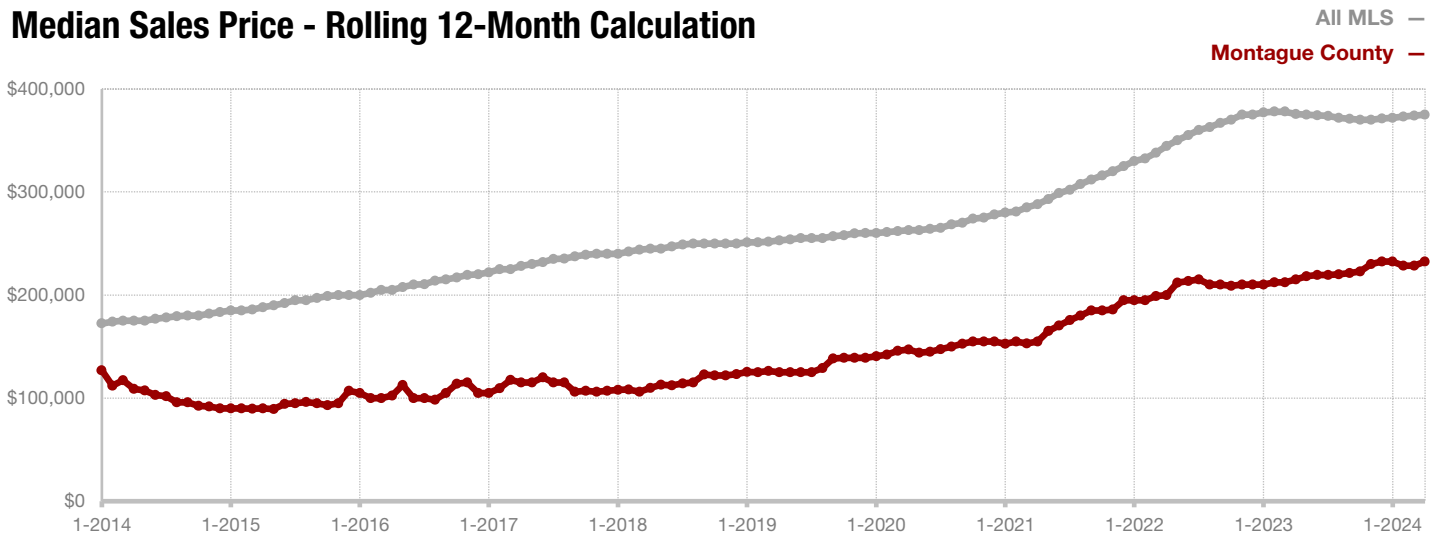
## Montague County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	30	50	+ 66.7%	121	144	+ 19.0%
Pending Sales	21	22	+ 4.8%	75	85	+ 13.3%
Closed Sales	18	22	+ 22.2%	60	73	+ 21.7%
Average Sales Price*	\$309,017	\$328,250	+ 6.2%	\$310,921	\$327,231	+ 5.2%
Median Sales Price*	\$267,750	\$276,250	+ 3.2%	\$250,000	\$249,000	- 0.4%
Percent of Original List Price Received*	91.0%	92.7%	+ 1.9%	90.2%	90.5%	+ 0.3%
Days on Market Until Sale	65	62	- 4.6%	63	79	+ 25.4%
Inventory of Homes for Sale	98	137	+ 39.8%	--	--	--
Months Supply of Inventory	4.9	6.6	+ 34.7%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**- 30.8%**

**+ 36.1%**

**+ 34.9%**

Change in  
New Listings

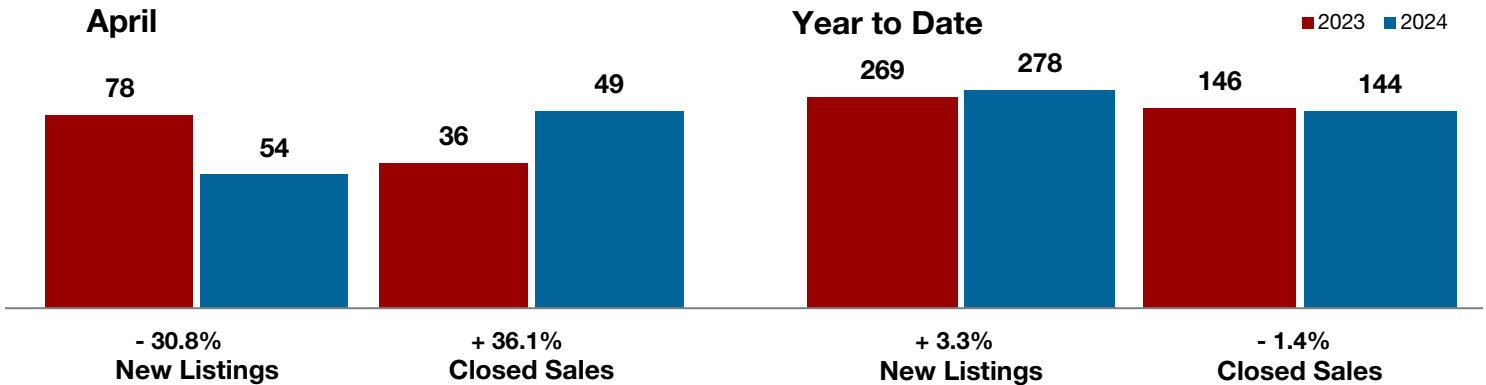
Change in  
Closed Sales

Change in  
Median Sales Price

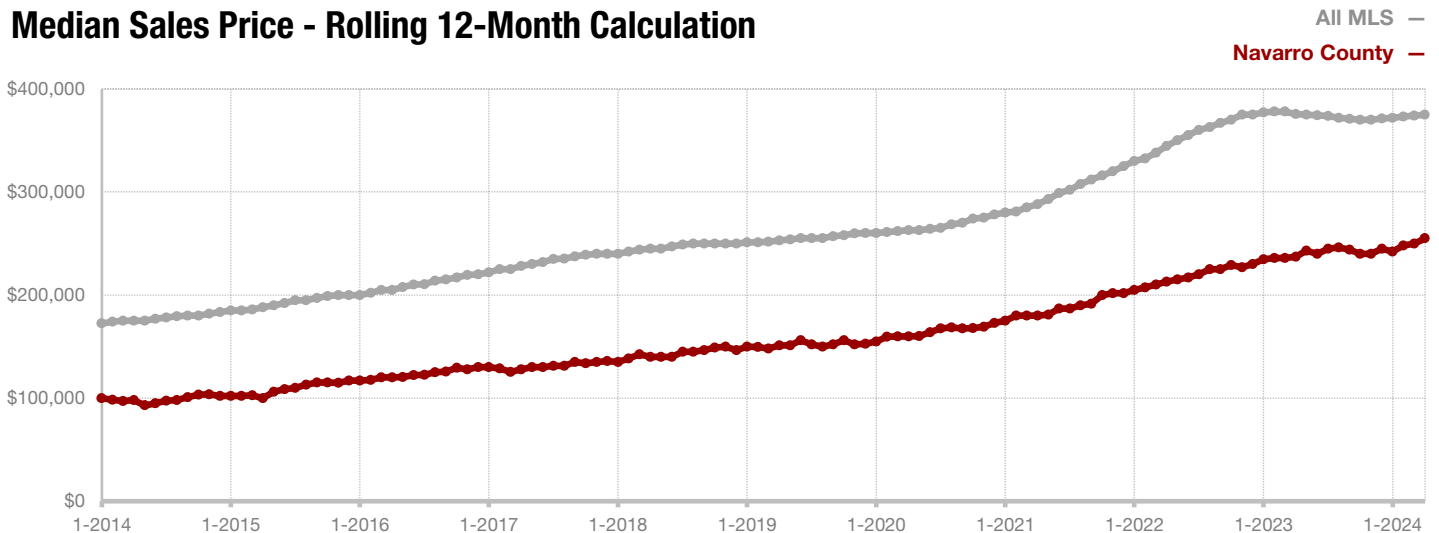
## Navarro County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	78	54	- 30.8%	269	278	+ 3.3%
Pending Sales	46	31	- 32.6%	176	156	- 11.4%
Closed Sales	36	49	+ 36.1%	146	144	- 1.4%
Average Sales Price*	\$279,415	\$362,169	+ 29.6%	\$296,097	\$336,637	+ 13.7%
Median Sales Price*	\$207,500	\$280,000	+ 34.9%	\$225,250	\$251,500	+ 11.7%
Percent of Original List Price Received*	92.4%	95.6%	+ 3.5%	91.2%	94.5%	+ 3.6%
Days on Market Until Sale	72	57	- 20.8%	74	62	- 16.2%
Inventory of Homes for Sale	190	228	+ 20.0%	--	--	--
Months Supply of Inventory	4.3	5.9	+ 37.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**0.0%**

**+ 300.0%**

**- 50.7%**

Change in  
New Listings

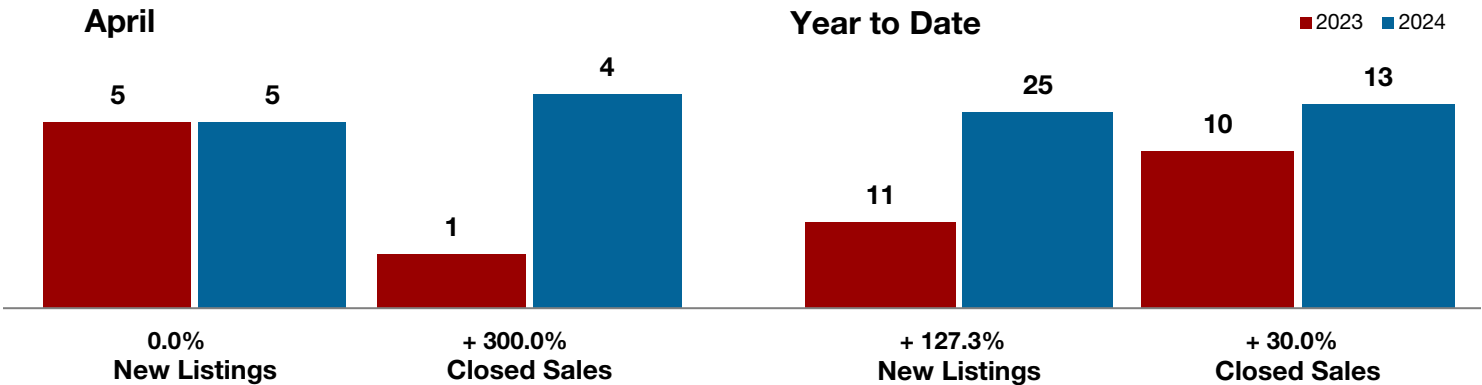
Change in  
Closed Sales

Change in  
Median Sales Price

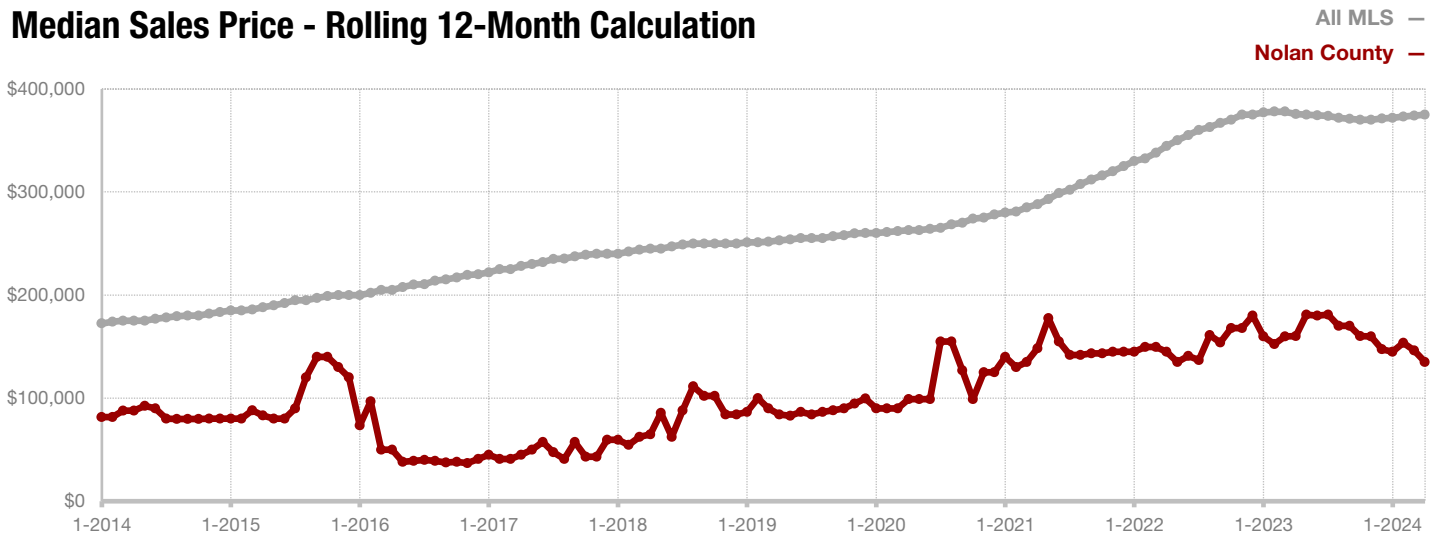
## Nolan County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	5	0.0%	11	25	+ 127.3%
Pending Sales	4	2	- 50.0%	10	13	+ 30.0%
Closed Sales	1	4	+ 300.0%	10	13	+ 30.0%
Average Sales Price*	\$216,000	\$104,475	- 51.6%	\$151,200	\$145,005	- 4.1%
Median Sales Price*	\$216,000	\$106,500	- 50.7%	\$145,000	\$115,000	- 20.7%
Percent of Original List Price Received*	98.2%	98.2%	0.0%	94.0%	92.8%	- 1.3%
Days on Market Until Sale	59	46	- 22.0%	82	83	+ 1.2%
Inventory of Homes for Sale	8	30	+ 275.0%	--	--	--
Months Supply of Inventory	3.6	12.5	+ 247.2%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**- 24.7%**

**+ 4.5%**

**+ 5.8%**

Change in  
New Listings

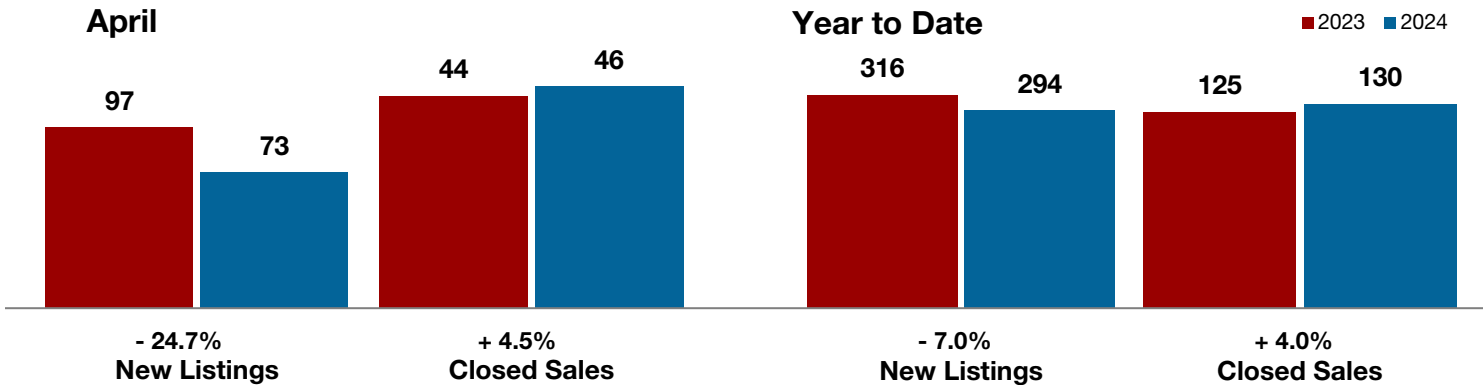
Change in  
Closed Sales

Change in  
Median Sales Price

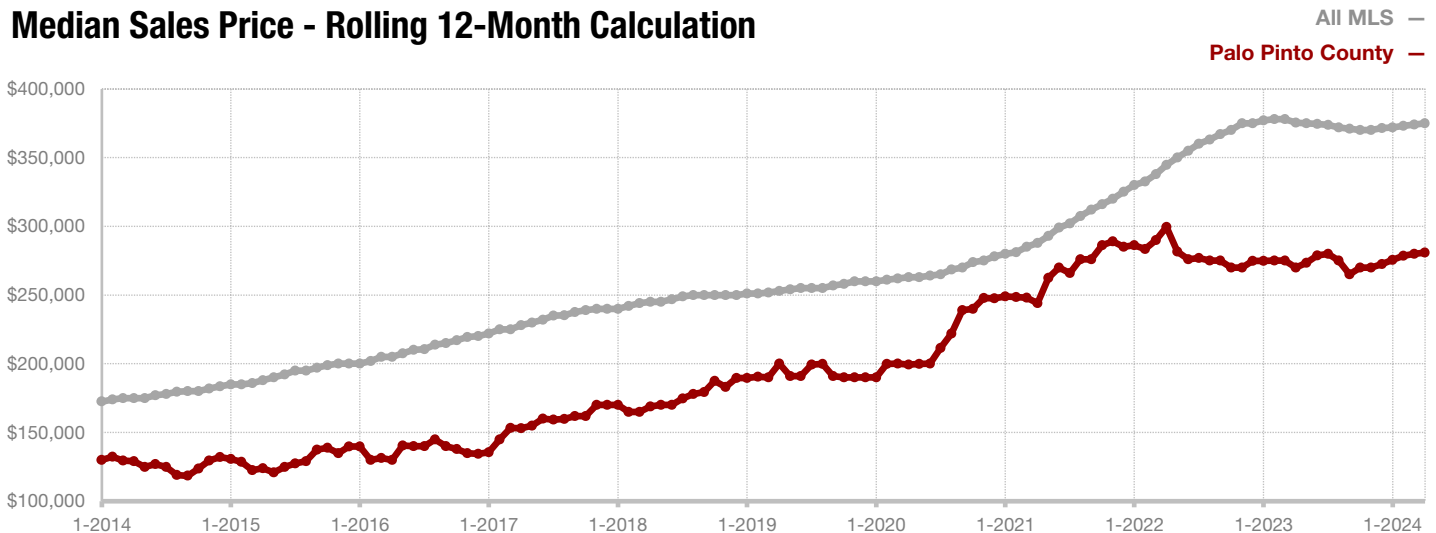
## Palo Pinto County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	97	73	- 24.7%	316	294	- 7.0%
Pending Sales	50	31	- 38.0%	153	140	- 8.5%
Closed Sales	44	46	+ 4.5%	125	130	+ 4.0%
Average Sales Price*	\$384,486	<b>\$396,710</b>	+ 3.2%	\$476,224	<b>\$503,437</b>	+ 5.7%
Median Sales Price*	\$236,300	<b>\$250,000</b>	+ 5.8%	\$255,000	<b>\$299,500</b>	+ 17.5%
Percent of Original List Price Received*	93.1%	<b>88.1%</b>	- 5.4%	90.5%	<b>88.9%</b>	- 1.8%
Days on Market Until Sale	61	80	+ 31.1%	75	86	+ 14.7%
Inventory of Homes for Sale	263	292	+ 11.0%	--	--	--
Months Supply of Inventory	7.1	8.3	+ 16.9%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 16.7%**

**- 2.8%**

**- 4.2%**

Change in  
New Listings

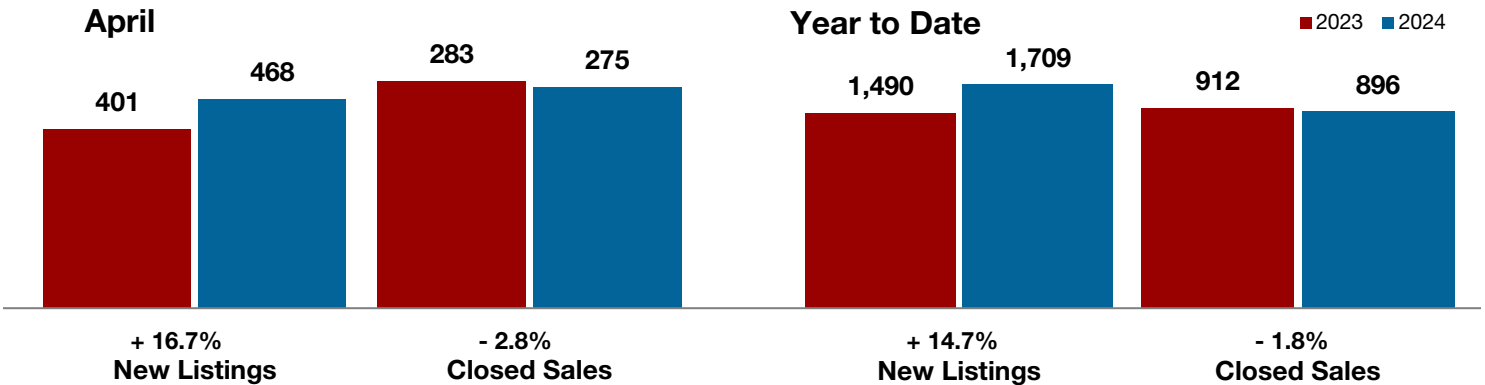
Change in  
Closed Sales

Change in  
Median Sales Price

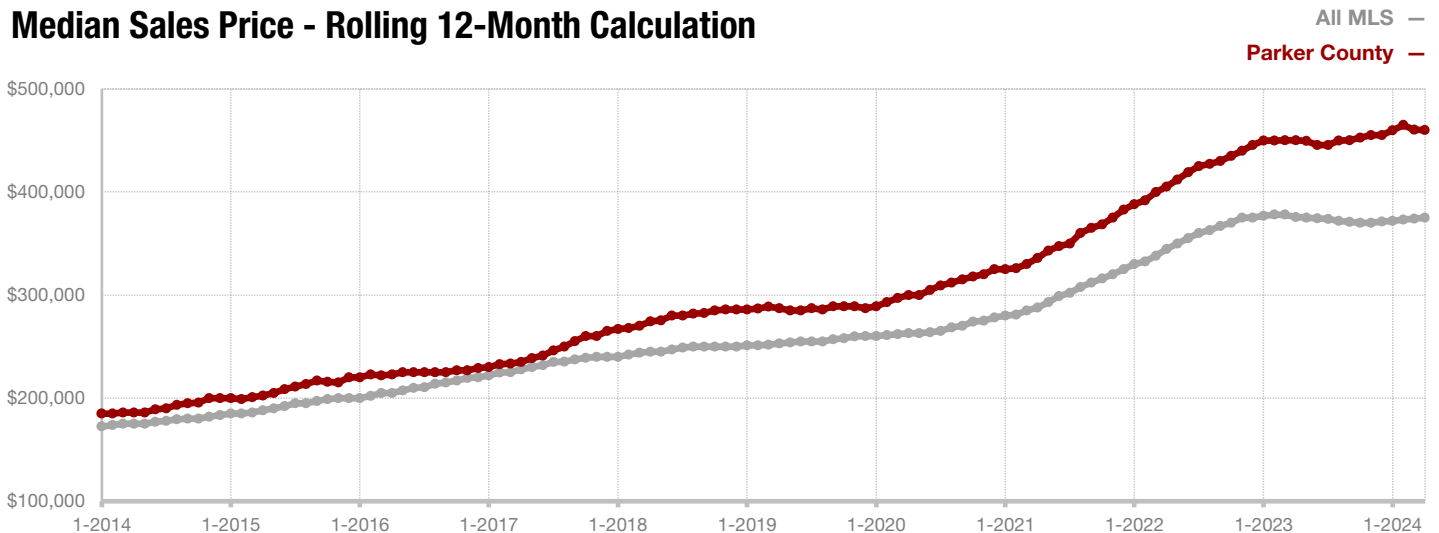
## Parker County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	401	<b>468</b>	+ 16.7%	1,490	<b>1,709</b>	+ 14.7%
Pending Sales	274	<b>258</b>	- 5.8%	1,021	<b>1,030</b>	+ 0.9%
Closed Sales	283	<b>275</b>	- 2.8%	912	<b>896</b>	- 1.8%
Average Sales Price*	\$511,806	<b>\$510,177</b>	- 0.3%	\$478,450	<b>\$503,634</b>	+ 5.3%
Median Sales Price*	\$475,000	<b>\$455,000</b>	- 4.2%	\$450,000	<b>\$460,000</b>	+ 2.2%
Percent of Original List Price Received*	95.6%	<b>96.5%</b>	+ 0.9%	94.9%	<b>95.3%</b>	+ 0.4%
Days on Market Until Sale	80	<b>84</b>	+ 5.0%	79	<b>94</b>	+ 19.0%
Inventory of Homes for Sale	1,093	<b>1,292</b>	+ 18.2%	--	--	--
Months Supply of Inventory	4.3	<b>5.4</b>	+ 25.6%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 38.5%**

**+ 125.0%**

**+ 5.1%**

Change in  
New Listings

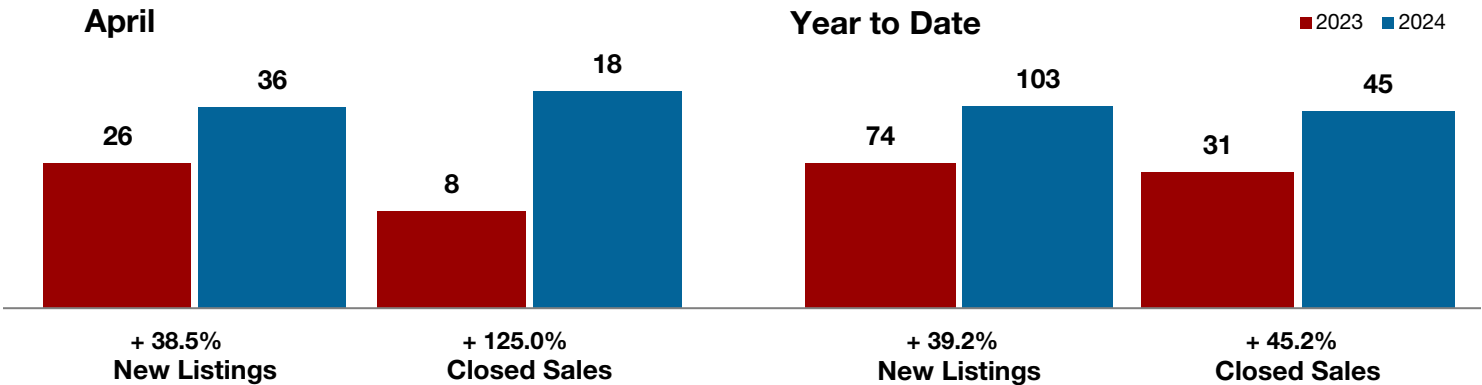
Change in  
Closed Sales

Change in  
Median Sales Price

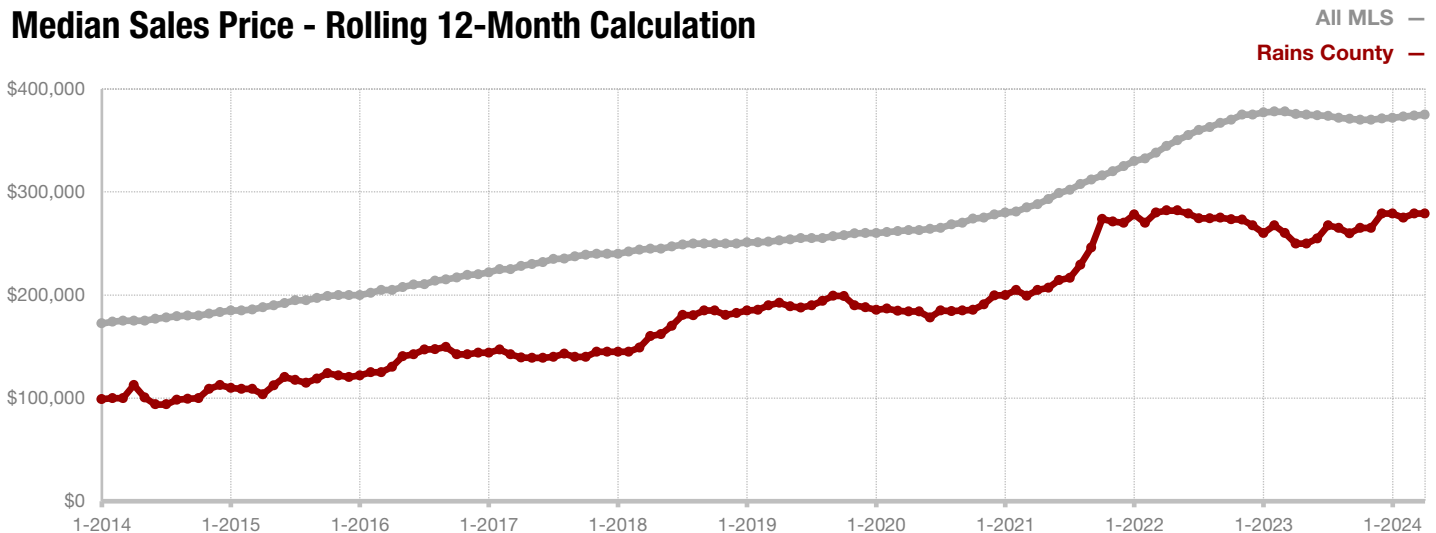
## Rains County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	26	<b>36</b>	+ 38.5%	74	<b>103</b>	+ 39.2%
Pending Sales	13	<b>16</b>	+ 23.1%	41	<b>57</b>	+ 39.0%
Closed Sales	8	<b>18</b>	+ 125.0%	31	<b>45</b>	+ 45.2%
Average Sales Price*	\$284,646	<b>\$413,778</b>	+ 45.4%	\$300,574	<b>\$346,391</b>	+ 15.2%
Median Sales Price*	\$314,332	<b>\$330,500</b>	+ 5.1%	\$275,000	<b>\$278,500</b>	+ 1.3%
Percent of Original List Price Received*	96.1%	<b>89.3%</b>	- 7.1%	96.1%	<b>90.0%</b>	- 6.3%
Days on Market Until Sale	48	<b>87</b>	+ 81.3%	73	<b>117</b>	+ 60.3%
Inventory of Homes for Sale	73	<b>103</b>	+ 41.1%	--	--	--
Months Supply of Inventory	6.1	<b>8.9</b>	+ 45.9%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 2.8%**

**- 11.3%**

**- 7.8%**

Change in  
New Listings

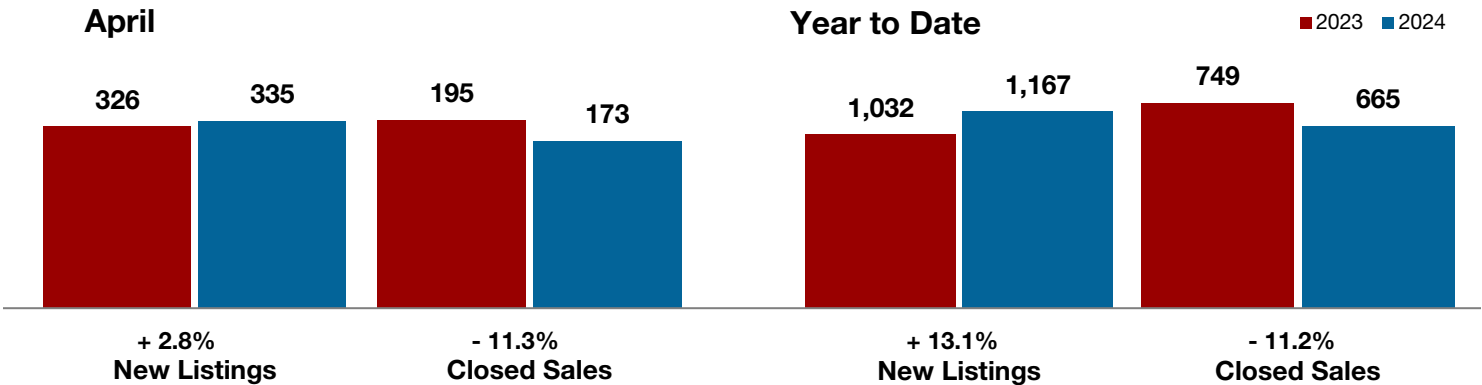
Change in  
Closed Sales

Change in  
Median Sales Price

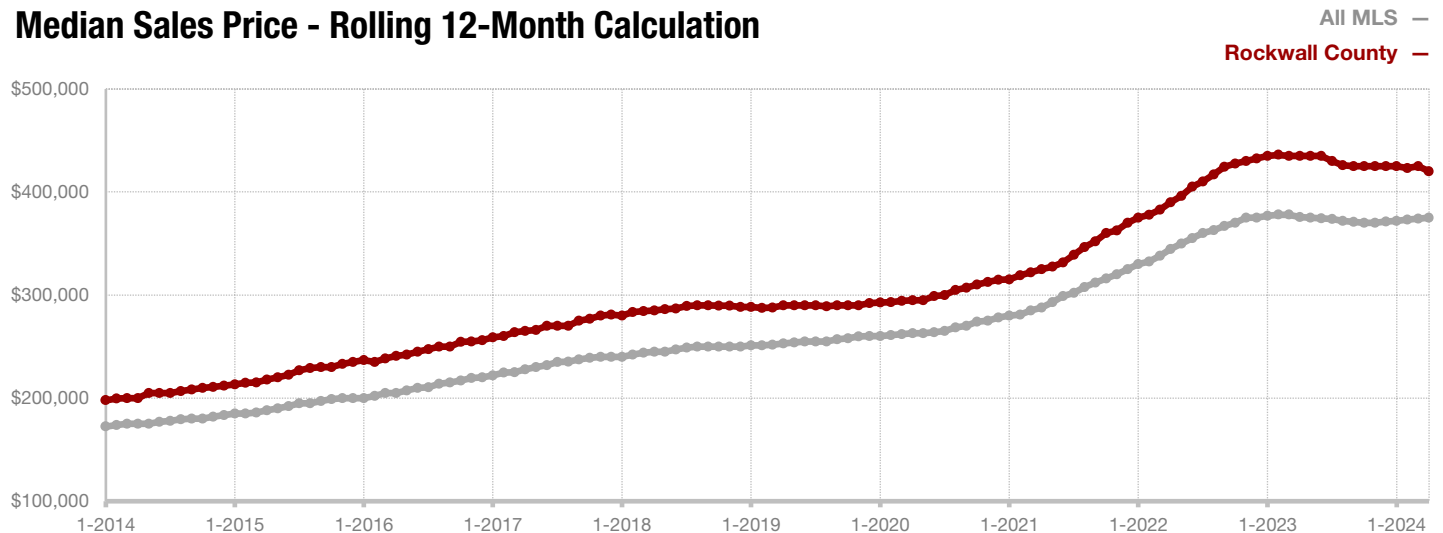
## Rockwall County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	326	335	+ 2.8%	1,032	1,167	+ 13.1%
Pending Sales	225	186	- 17.3%	868	766	- 11.8%
Closed Sales	195	173	- 11.3%	749	665	- 11.2%
Average Sales Price*	\$518,706	\$495,468	- 4.5%	\$490,660	\$492,783	+ 0.4%
Median Sales Price*	\$450,160	\$415,000	- 7.8%	\$425,000	\$412,990	- 2.8%
Percent of Original List Price Received*	94.9%	95.4%	+ 0.5%	93.7%	94.4%	+ 0.7%
Days on Market Until Sale	75	60	- 20.0%	75	69	- 8.0%
Inventory of Homes for Sale	642	763	+ 18.8%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



## Shackelford County

**+ 33.3%**

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--

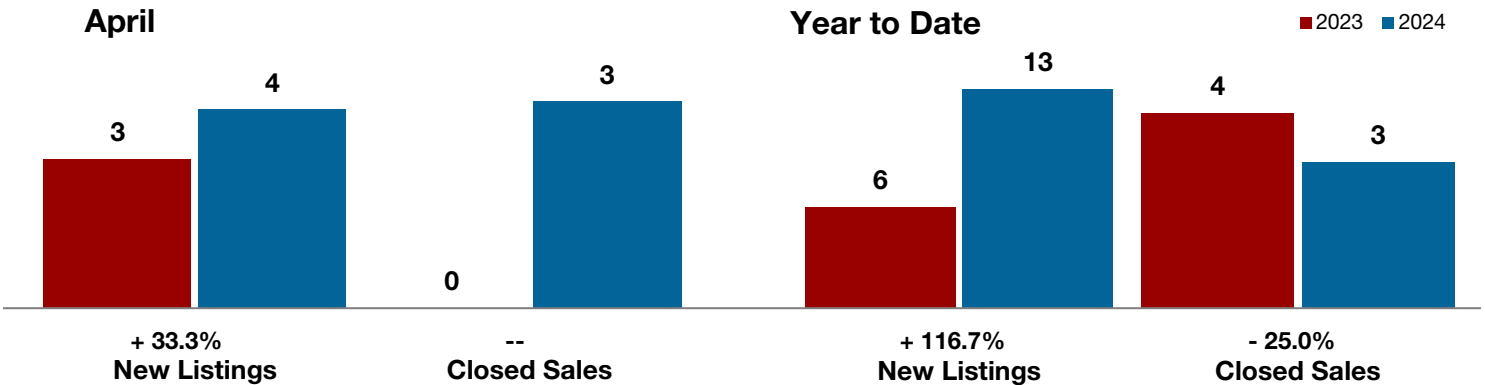
Change in  
New Listings

Change in  
Closed Sales

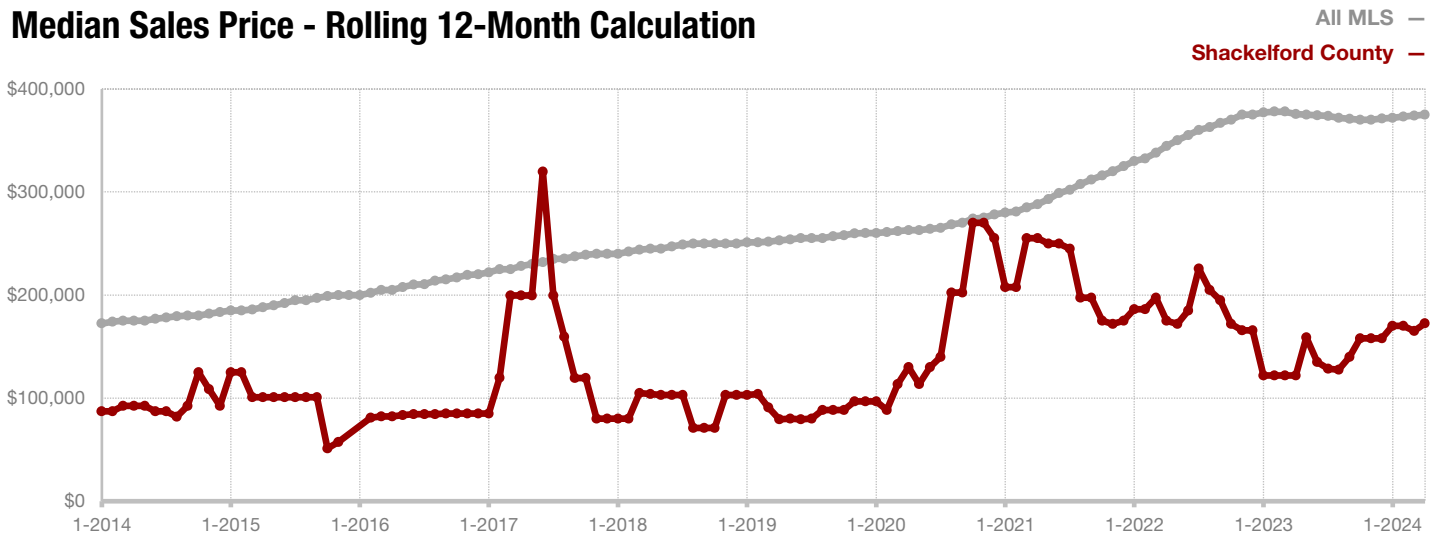
Change in  
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	4	+ 33.3%	6	13	+ 116.7%
Pending Sales	2	1	- 50.0%	4	4	0.0%
Closed Sales	0	3	--	4	3	- 25.0%
Average Sales Price*	--	\$322,112	--	\$68,125	\$322,112	+ 372.8%
Median Sales Price*	--	\$275,000	--	\$38,250	\$275,000	+ 619.0%
Percent of Original List Price Received*	--	83.9%	--	69.4%	83.9%	+ 20.9%
Days on Market Until Sale	--	81	--	119	81	- 31.9%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	4.7	5.2	+ 10.6%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 18.7%**

**- 13.4%**

**+ 7.0%**

Change in  
New Listings

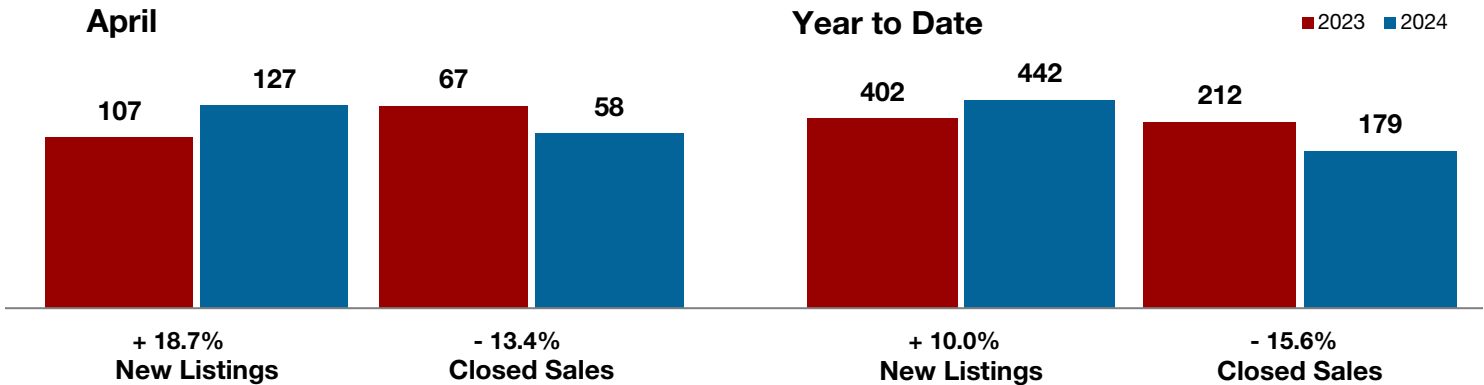
Change in  
Closed Sales

Change in  
Median Sales Price

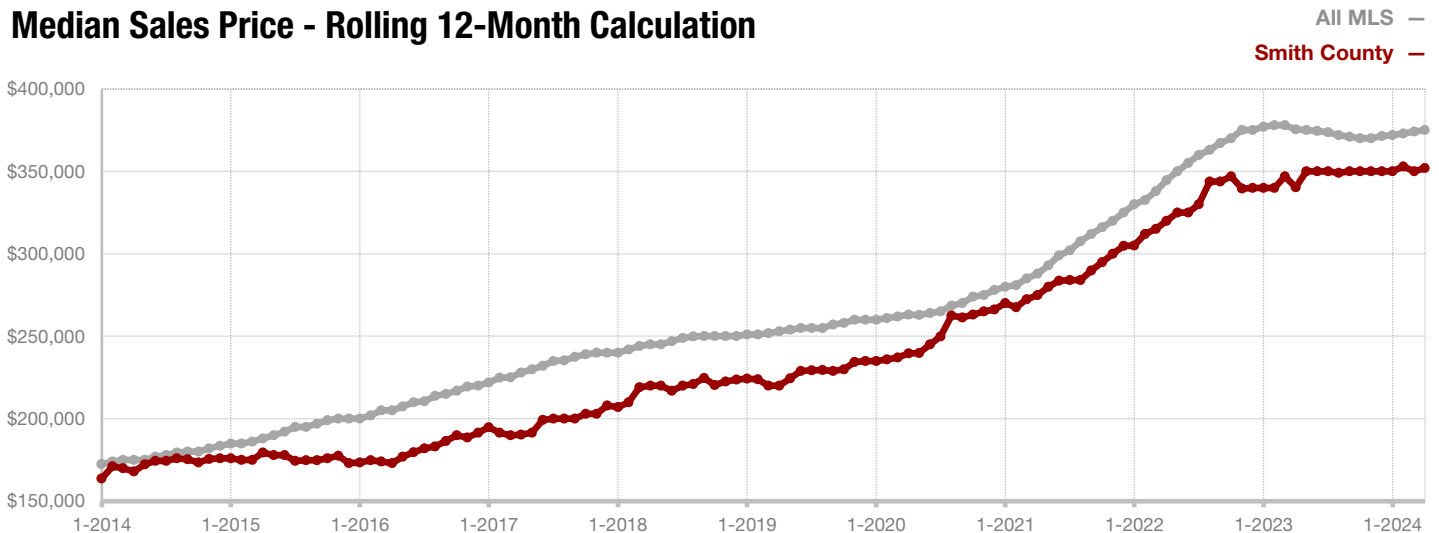
## Smith County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	107	127	+ 18.7%	402	442	+ 10.0%
Pending Sales	73	56	- 23.3%	252	208	- 17.5%
Closed Sales	67	58	- 13.4%	212	179	- 15.6%
Average Sales Price*	\$409,874	\$461,475	+ 12.6%	\$394,765	\$421,480	+ 6.8%
Median Sales Price*	\$319,950	\$342,500	+ 7.0%	\$320,000	\$335,000	+ 4.7%
Percent of Original List Price Received*	94.5%	94.2%	- 0.3%	94.2%	93.0%	- 1.3%
Days on Market Until Sale	56	87	+ 55.4%	56	82	+ 46.4%
Inventory of Homes for Sale	256	336	+ 31.3%	--	--	--
Months Supply of Inventory	4.4	6.3	+ 43.2%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**- 39.1%**

**+ 44.4%**

**+ 55.2%**

Change in  
New Listings

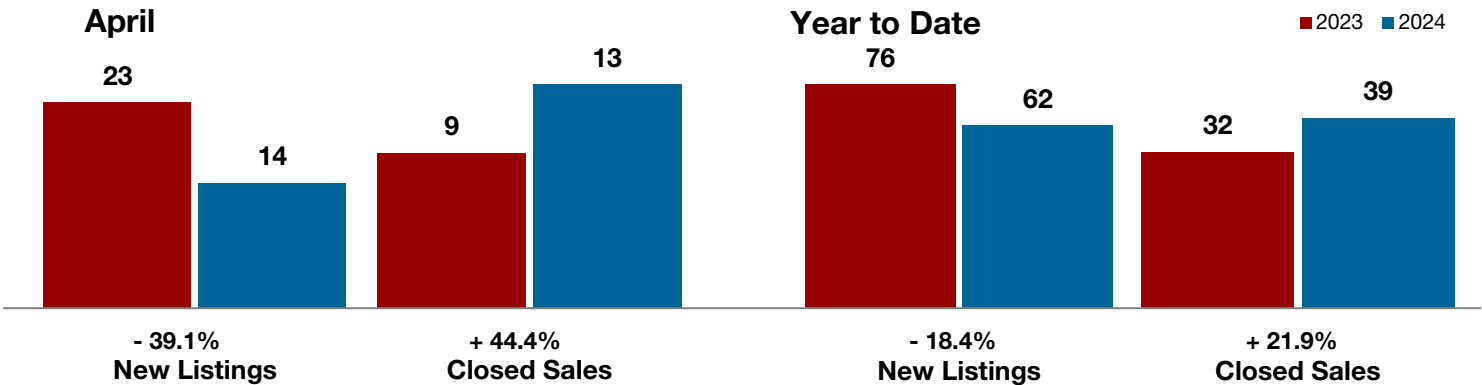
Change in  
Closed Sales

Change in  
Median Sales Price

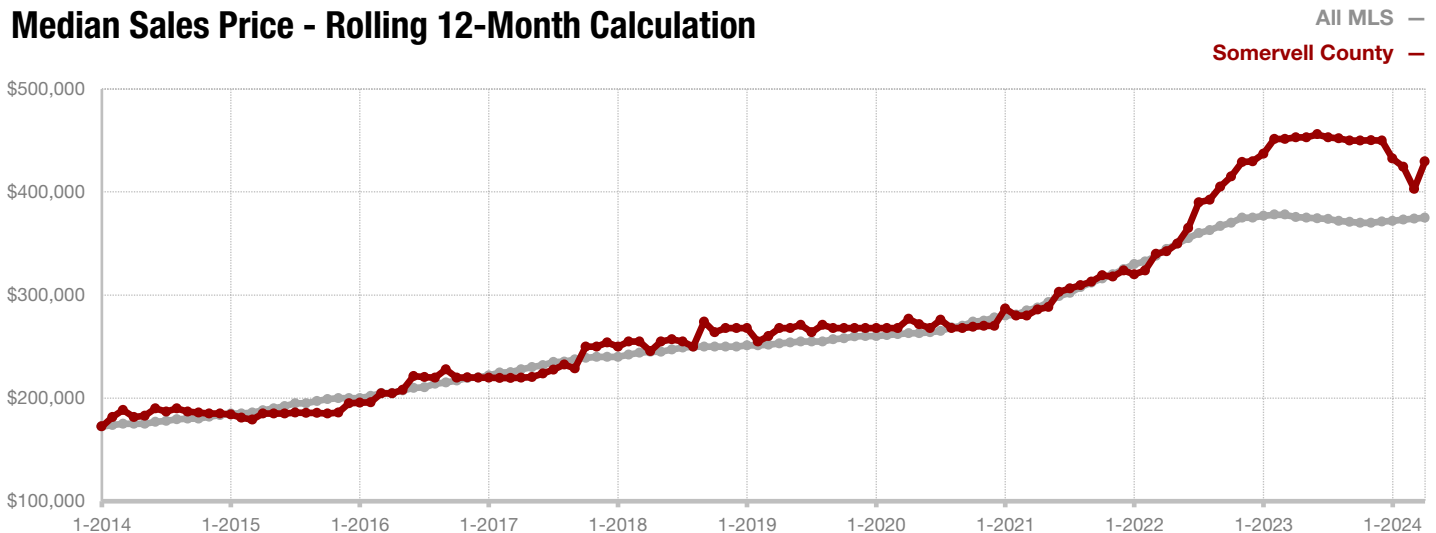
## Somervell County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	14	- 39.1%	76	62	- 18.4%
Pending Sales	9	15	+ 66.7%	43	43	0.0%
Closed Sales	9	13	+ 44.4%	32	39	+ 21.9%
Average Sales Price*	\$312,444	<b>\$663,962</b>	+ 112.5%	\$439,369	<b>\$510,269</b>	+ 16.1%
Median Sales Price*	\$290,000	<b>\$450,000</b>	+ 55.2%	\$461,950	<b>\$410,000</b>	- 11.2%
Percent of Original List Price Received*	91.4%	<b>89.6%</b>	- 2.0%	92.2%	<b>92.4%</b>	+ 0.2%
Days on Market Until Sale	97	149	+ 53.6%	90	127	+ 41.1%
Inventory of Homes for Sale	59	47	- 20.3%	--	--	--
Months Supply of Inventory	6.7	5.5	- 17.9%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 36.4%**

**+ 133.3%**

**- 34.1%**

Change in  
New Listings

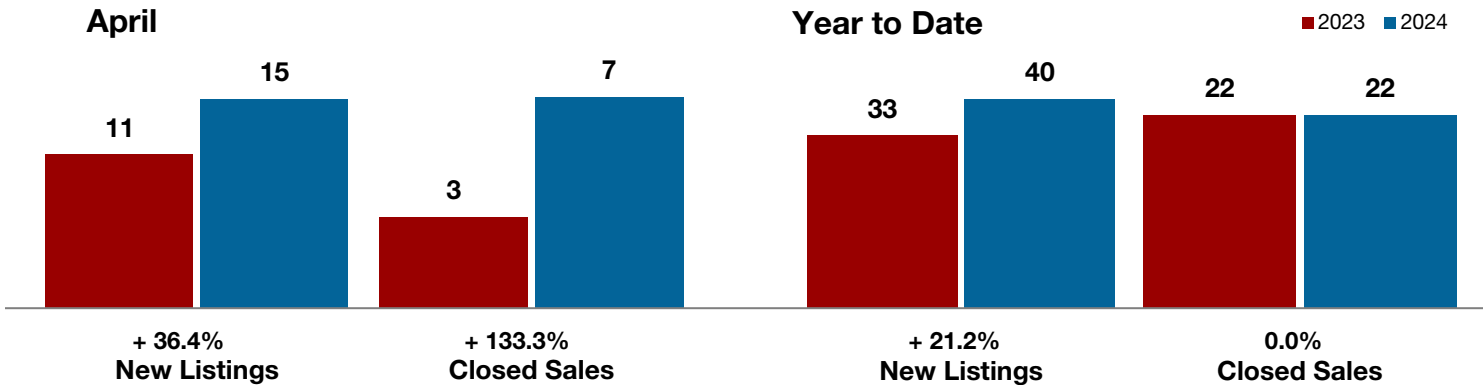
Change in  
Closed Sales

Change in  
Median Sales Price

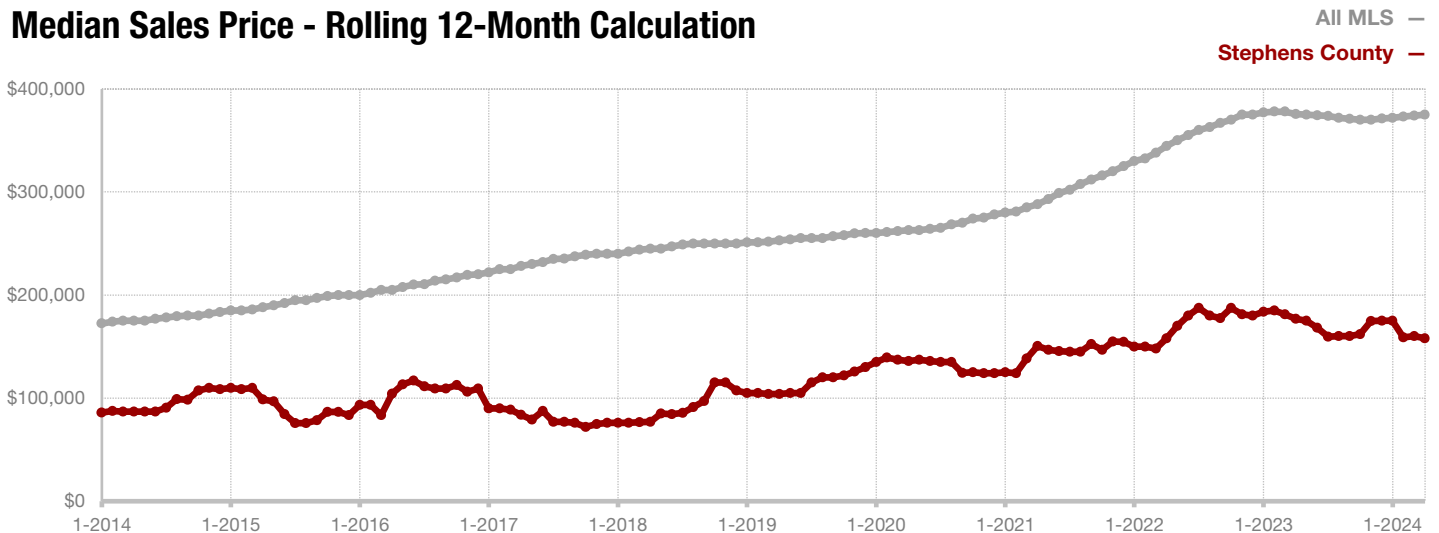
## Stephens County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	15	+ 36.4%	33	40	+ 21.2%
Pending Sales	7	5	- 28.6%	25	23	- 8.0%
Closed Sales	3	7	+ 133.3%	22	22	0.0%
Average Sales Price*	\$376,667	\$154,714	- 58.9%	\$212,795	\$210,786	- 0.9%
Median Sales Price*	\$220,000	\$145,000	- 34.1%	\$189,500	\$150,000	- 20.8%
Percent of Original List Price Received*	96.5%	84.7%	- 12.2%	89.1%	86.5%	- 2.9%
Days on Market Until Sale	3	198	+ 6500.0%	81	121	+ 49.4%
Inventory of Homes for Sale	39	47	+ 20.5%	--	--	--
Months Supply of Inventory	5.7	8.1	+ 42.1%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



## Stonewall County

--                      - 100.0%                      --

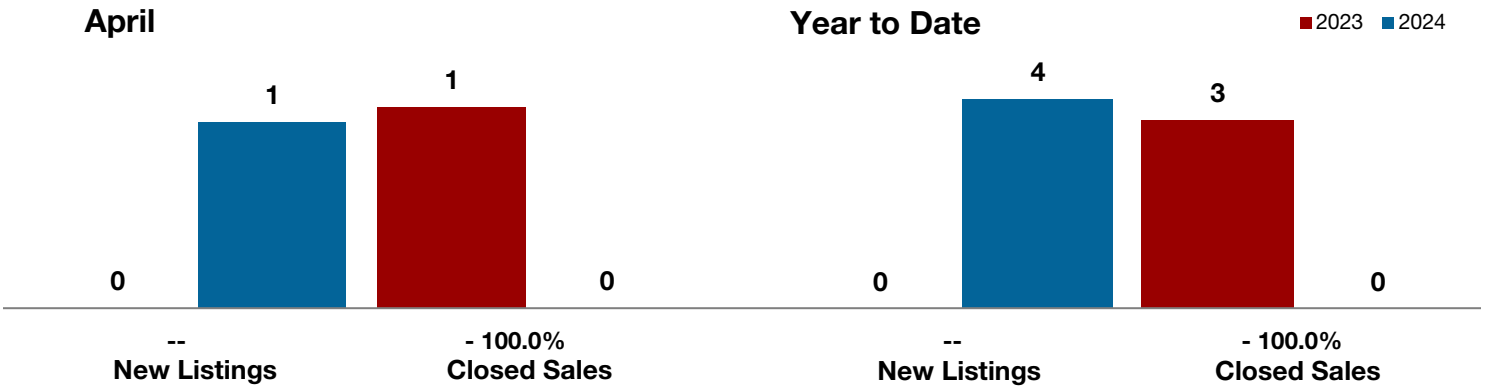
Change in  
New Listings

Change in  
Closed Sales

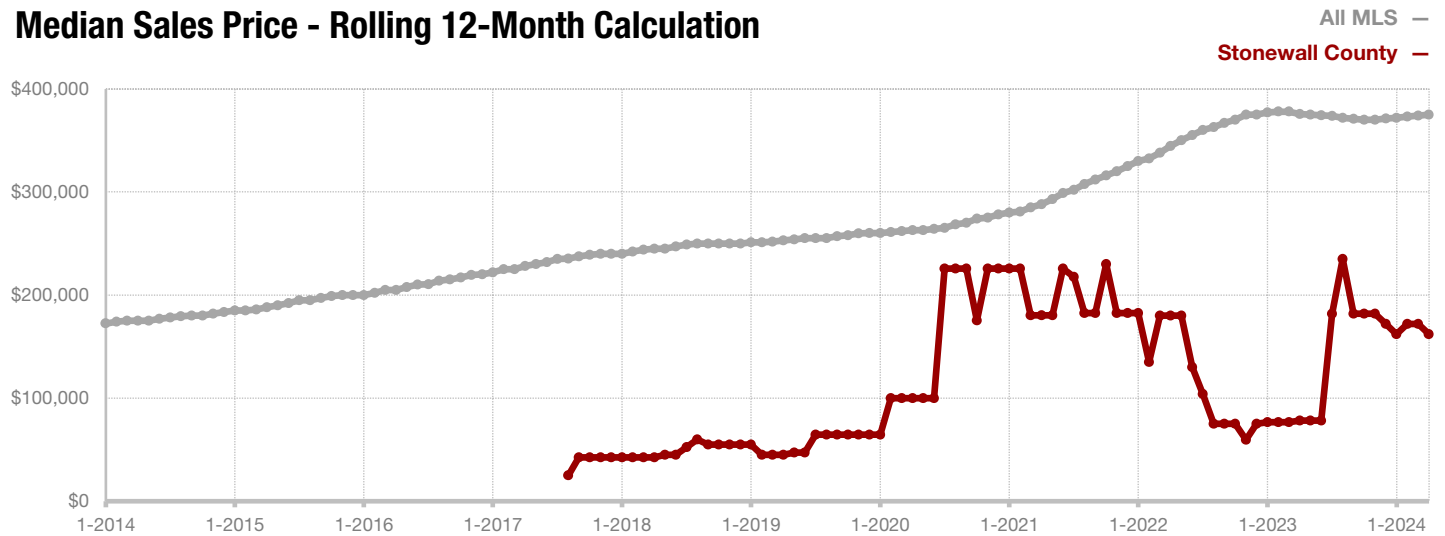
Change in  
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	1	--	0	4	--
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Average Sales Price*	\$182,000	--	--	\$181,167	--	--
Median Sales Price*	\$182,000	--	--	\$182,000	--	--
Percent of Original List Price Received*	93.3%	--	--	91.4%	--	--
Days on Market Until Sale	180	--	--	103	--	--
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	4.0	+ 135.3%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 22.7%**

**+ 5.0%**

**+ 0.3%**

Change in  
New Listings

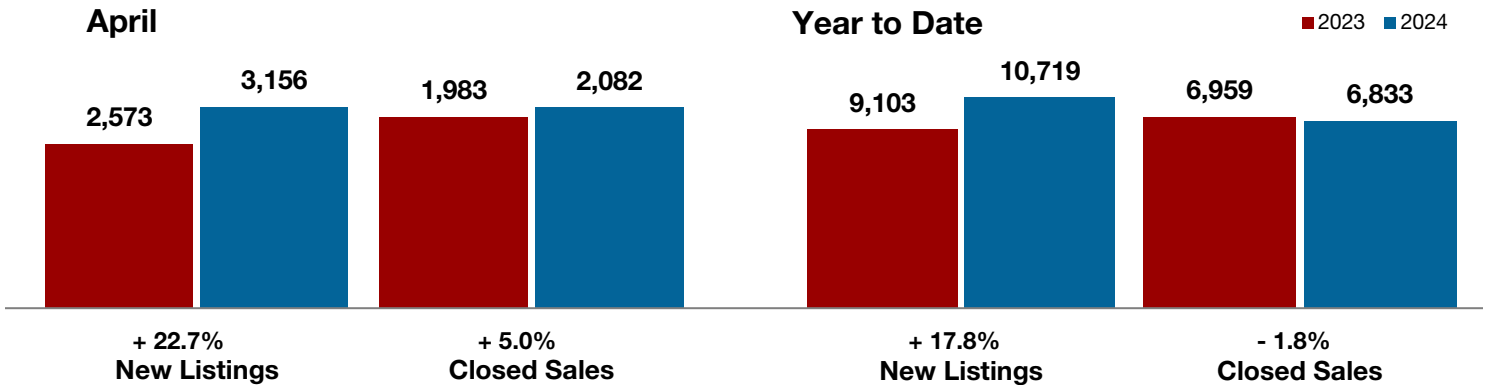
Change in  
Closed Sales

Change in  
Median Sales Price

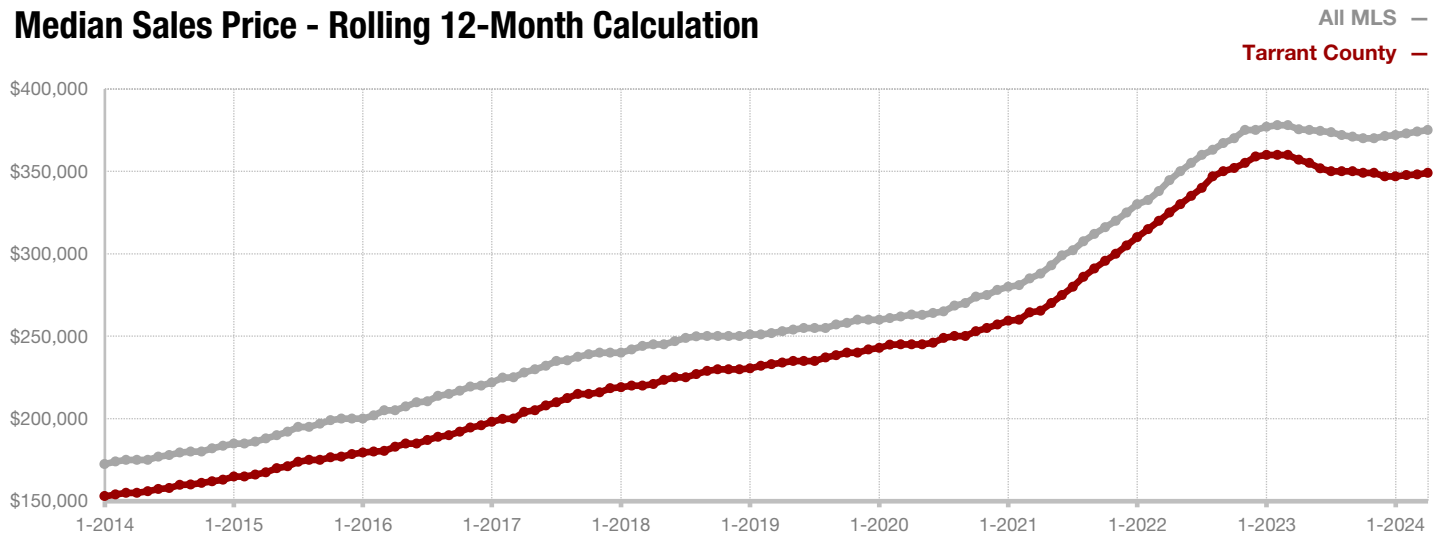
## Tarrant County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,573	<b>3,156</b>	+ 22.7%	9,103	<b>10,719</b>	+ 17.8%
Pending Sales	2,232	<b>2,073</b>	- 7.1%	7,996	<b>7,794</b>	- 2.5%
Closed Sales	1,983	<b>2,082</b>	+ 5.0%	6,959	<b>6,833</b>	- 1.8%
Average Sales Price*	\$427,944	<b>\$444,968</b>	+ 4.0%	\$411,865	<b>\$422,946</b>	+ 2.7%
Median Sales Price*	\$349,000	<b>\$350,000</b>	+ 0.3%	\$340,351	<b>\$345,000</b>	+ 1.4%
Percent of Original List Price Received*	97.2%	<b>97.2%</b>	0.0%	95.7%	<b>96.4%</b>	+ 0.7%
Days on Market Until Sale	43	<b>43</b>	0.0%	50	<b>48</b>	- 4.0%
Inventory of Homes for Sale	3,818	<b>5,011</b>	+ 31.2%	--	--	--
Months Supply of Inventory	1.9	<b>2.7</b>	+ 42.1%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 39.2%**

**+ 13.8%**

**+ 6.5%**

Change in  
New Listings

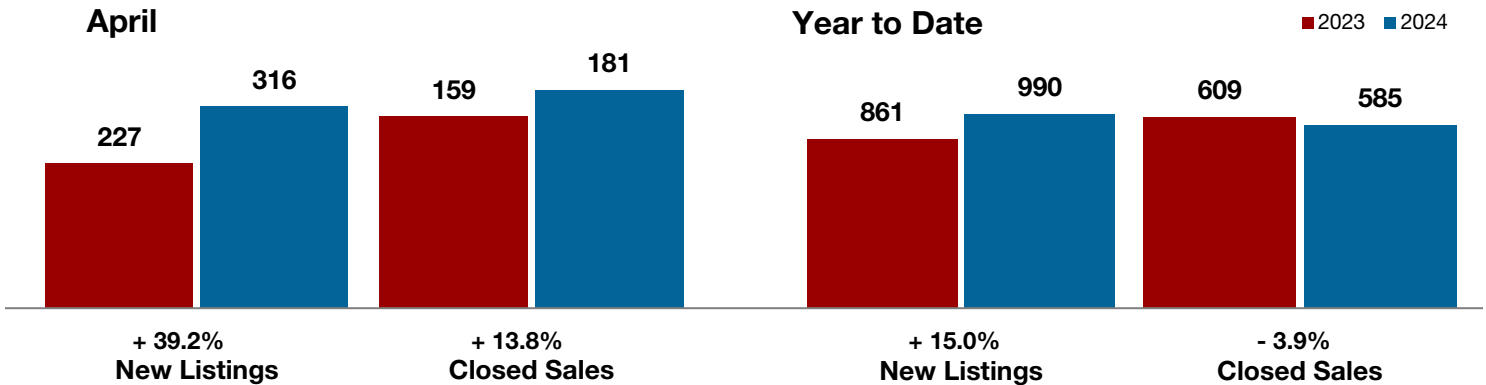
Change in  
Closed Sales

Change in  
Median Sales Price

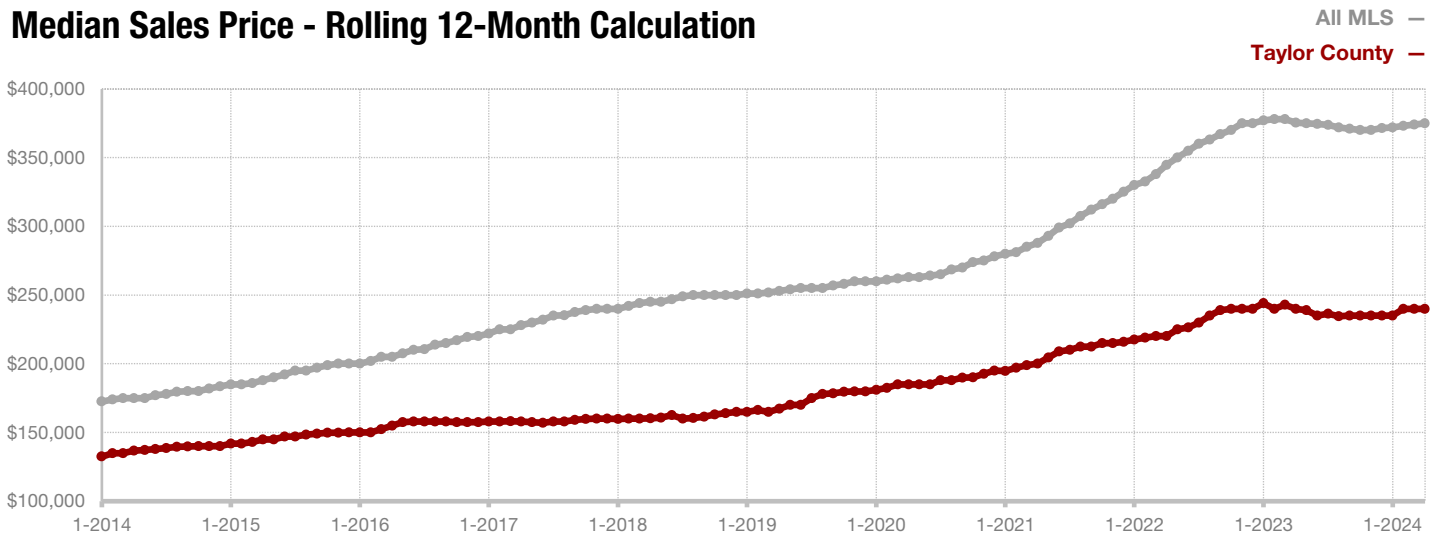
## Taylor County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	227	<b>316</b>	+ 39.2%	861	<b>990</b>	+ 15.0%
Pending Sales	194	<b>171</b>	- 11.9%	738	<b>686</b>	- 7.0%
Closed Sales	159	<b>181</b>	+ 13.8%	609	<b>585</b>	- 3.9%
Average Sales Price*	\$249,789	<b>\$265,585</b>	+ 6.3%	\$257,536	<b>\$273,258</b>	+ 6.1%
Median Sales Price*	\$225,282	<b>\$239,900</b>	+ 6.5%	\$229,450	<b>\$247,750</b>	+ 8.0%
Percent of Original List Price Received*	96.6%	<b>96.3%</b>	- 0.3%	95.9%	<b>95.4%</b>	- 0.5%
Days on Market Until Sale	52	<b>56</b>	+ 7.7%	59	<b>66</b>	+ 11.9%
Inventory of Homes for Sale	460	<b>648</b>	+ 40.9%	--	--	--
Months Supply of Inventory	2.6	<b>4.1</b>	+ 57.7%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 214.3%**      **+ 166.7%**      **- 3.0%**

Change in  
New Listings

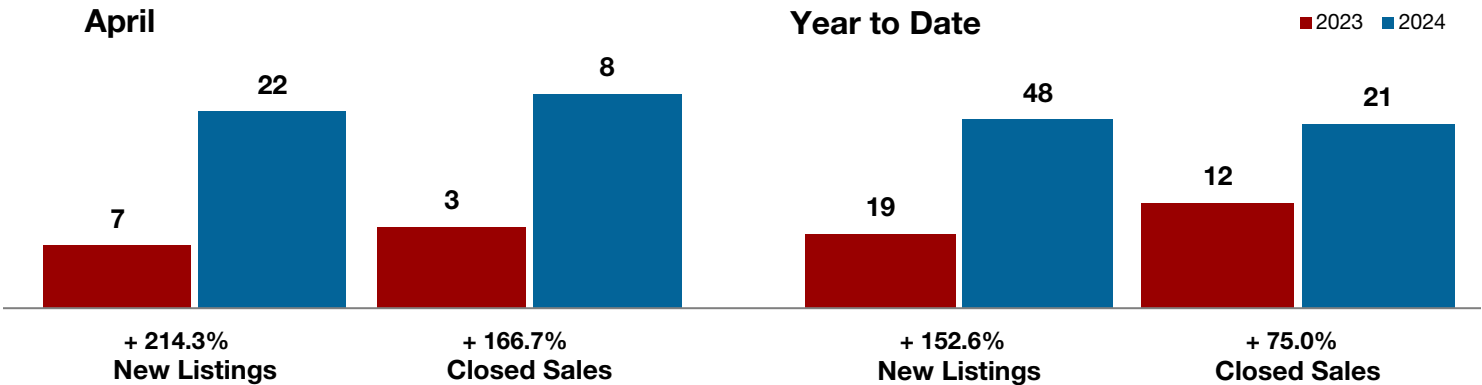
Change in  
Closed Sales

Change in  
Median Sales Price

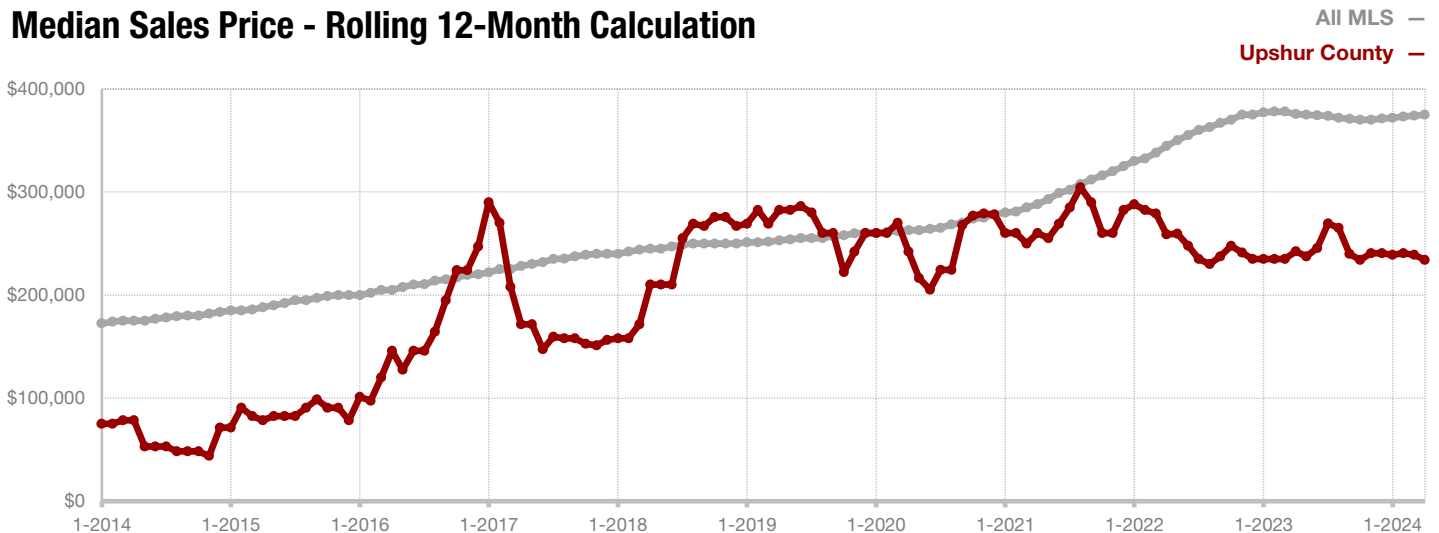
## Upshur County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	22	+ 214.3%	19	48	+ 152.6%
Pending Sales	4	3	- 25.0%	14	15	+ 7.1%
Closed Sales	3	8	+ 166.7%	12	21	+ 75.0%
Average Sales Price*	\$309,833	\$520,563	+ 68.0%	\$316,334	\$371,321	+ 17.4%
Median Sales Price*	\$305,000	\$296,000	- 3.0%	\$270,000	\$198,800	- 26.4%
Percent of Original List Price Received*	88.5%	89.5%	+ 1.1%	89.0%	89.4%	+ 0.4%
Days on Market Until Sale	106	104	- 1.9%	93	87	- 6.5%
Inventory of Homes for Sale	21	48	+ 128.6%	--	--	--
Months Supply of Inventory	3.7	9.8	+ 164.9%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**- 5.7%**

Change in  
New Listings

**- 4.3%**

Change in  
Closed Sales

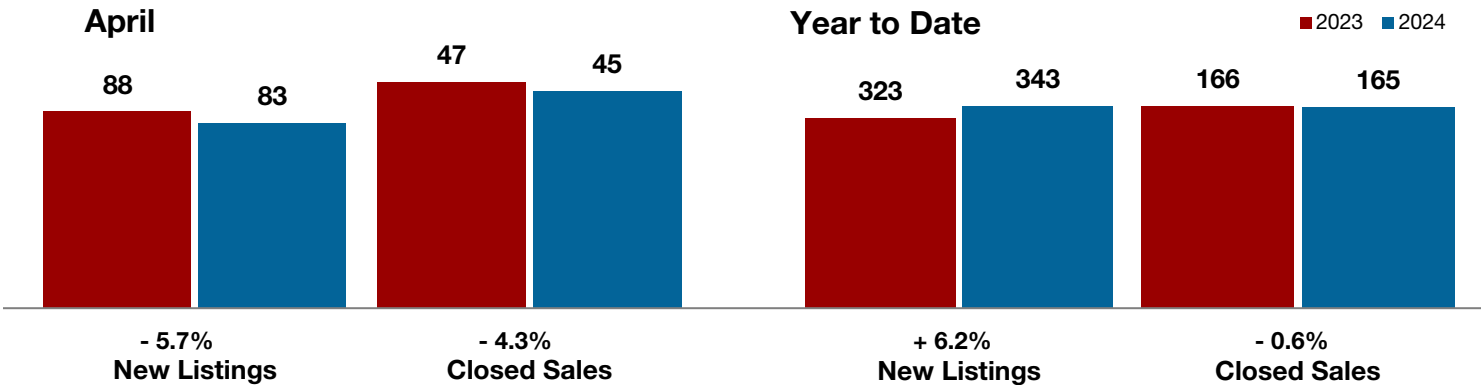
**+ 0.3%**

Change in  
Median Sales Price

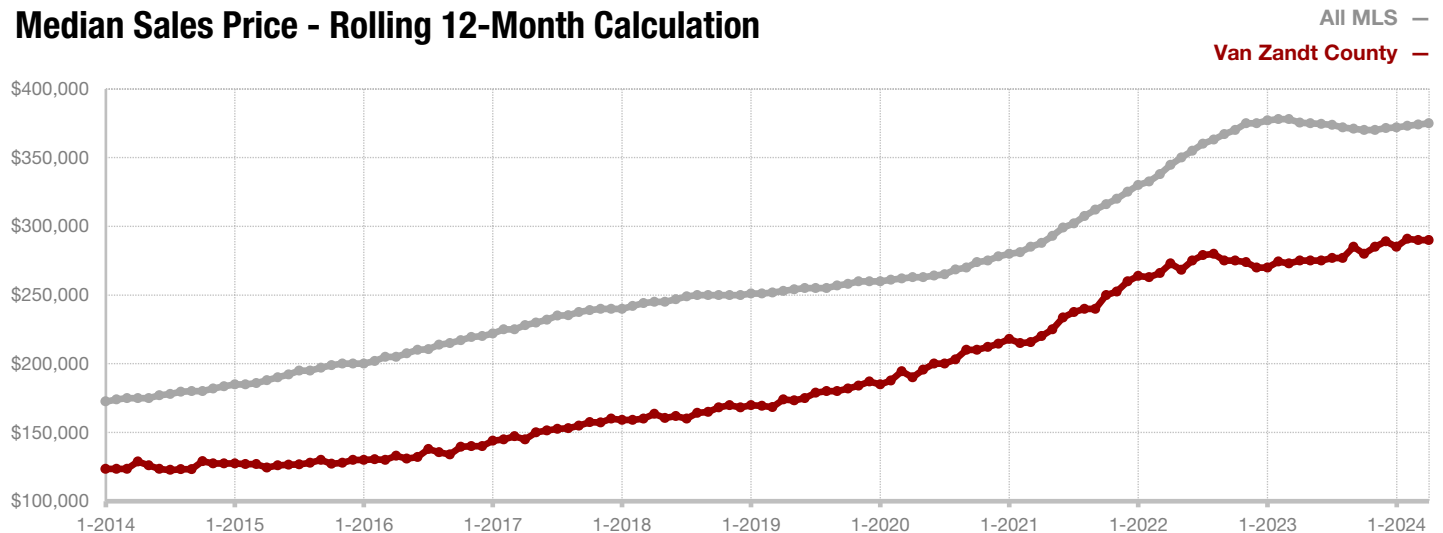
## Van Zandt County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	88	83	- 5.7%	323	343	+ 6.2%
Pending Sales	63	40	- 36.5%	198	189	- 4.5%
Closed Sales	47	45	- 4.3%	166	165	- 0.6%
Average Sales Price*	\$298,219	\$313,778	+ 5.2%	\$304,122	\$331,104	+ 8.9%
Median Sales Price*	\$299,000	\$300,000	+ 0.3%	\$279,000	\$285,000	+ 2.2%
Percent of Original List Price Received*	94.3%	94.1%	- 0.2%	93.0%	93.2%	+ 0.2%
Days on Market Until Sale	60	76	+ 26.7%	71	77	+ 8.5%
Inventory of Homes for Sale	249	287	+ 15.3%	--	--	--
Months Supply of Inventory	5.3	6.4	+ 20.8%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 16.0%**

Change in  
New Listings

**+ 5.7%**

Change in  
Closed Sales

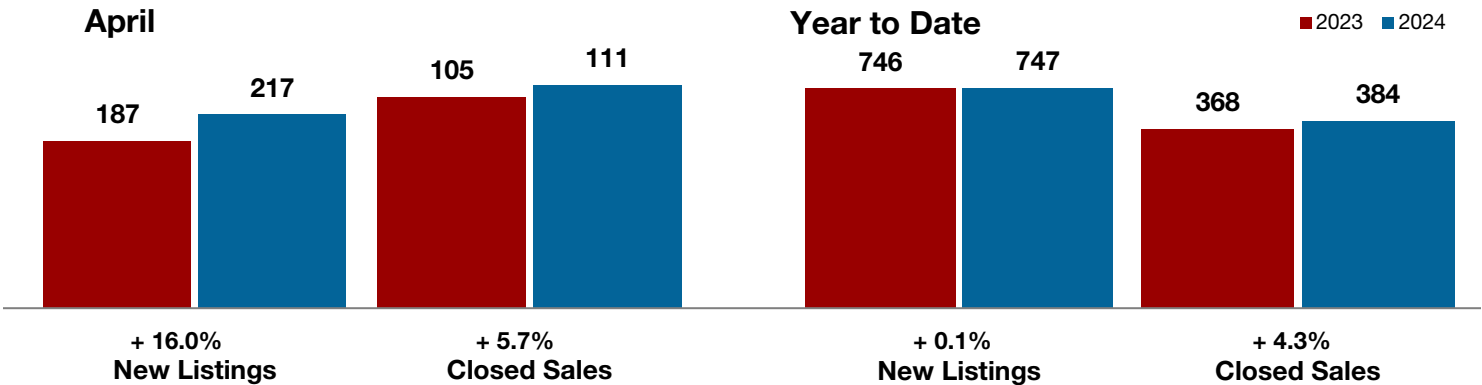
**+ 16.6%**

Change in  
Median Sales Price

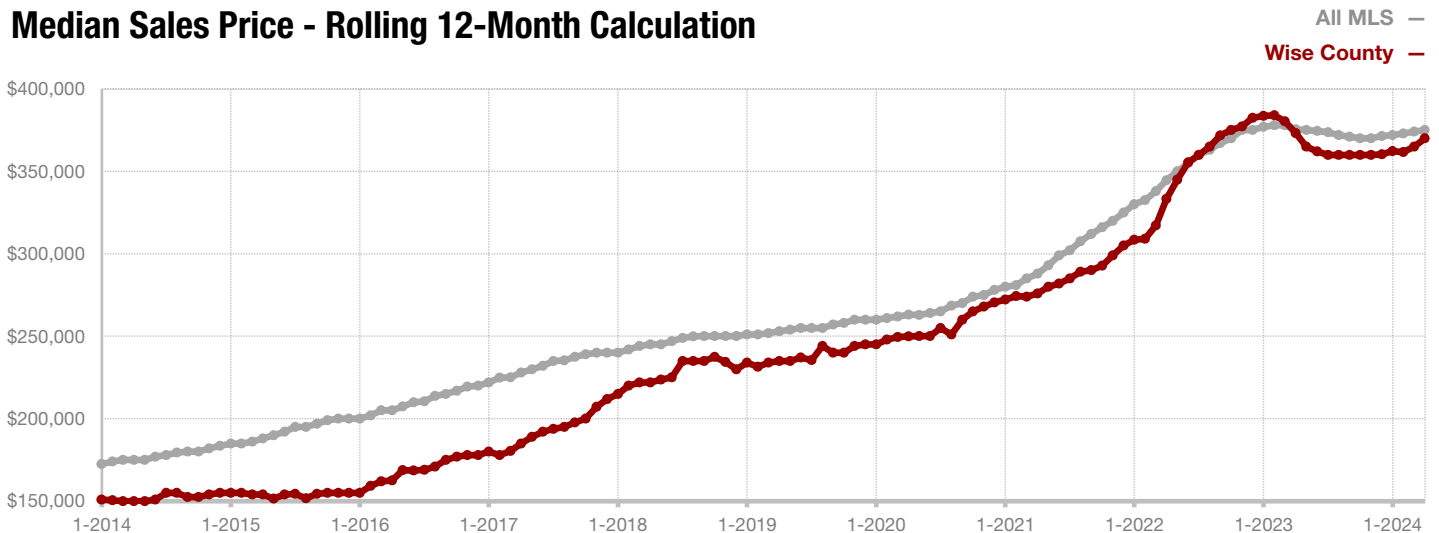
## Wise County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	187	217	+ 16.0%	746	747	+ 0.1%
Pending Sales	161	98	- 39.1%	481	417	- 13.3%
Closed Sales	105	111	+ 5.7%	368	384	+ 4.3%
Average Sales Price*	\$385,102	\$423,283	+ 9.9%	\$387,333	\$419,746	+ 8.4%
Median Sales Price*	\$350,000	\$408,000	+ 16.6%	\$349,900	\$380,000	+ 8.6%
Percent of Original List Price Received*	95.5%	95.6%	+ 0.1%	95.4%	94.7%	- 0.7%
Days on Market Until Sale	56	86	+ 53.6%	61	99	+ 62.3%
Inventory of Homes for Sale	507	589	+ 16.2%	--	--	--
Months Supply of Inventory	5.1	5.7	+ 11.8%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 23.0%**

**- 17.9%**

**- 14.6%**

Change in  
New Listings

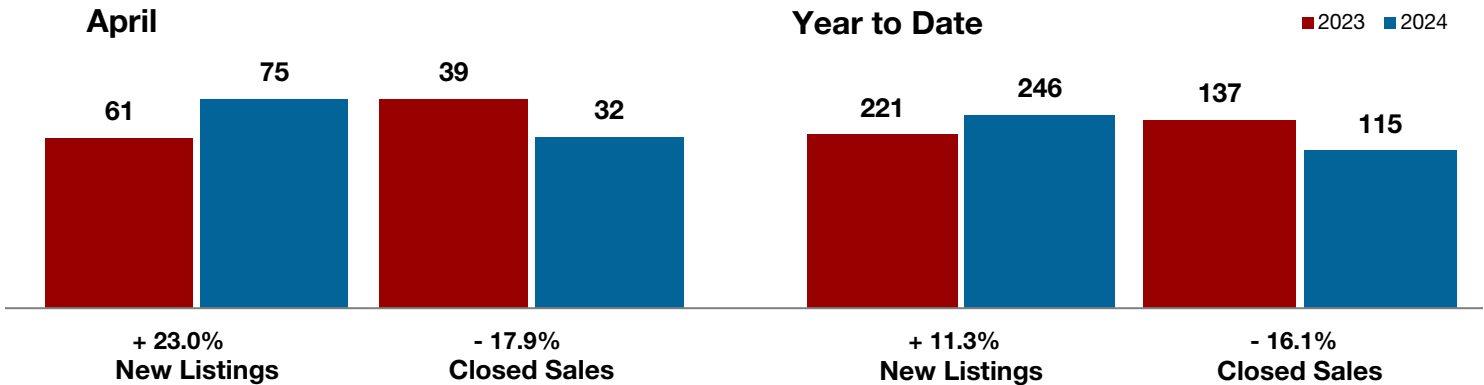
Change in  
Closed Sales

Change in  
Median Sales Price

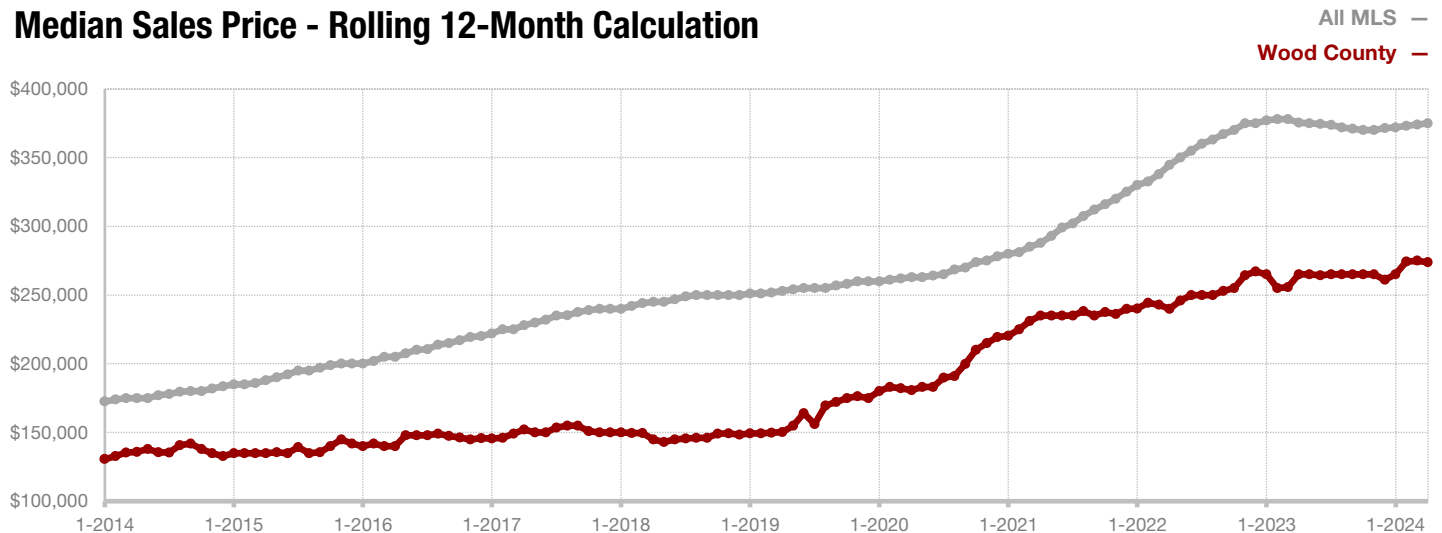
## Wood County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	61	75	+ 23.0%	221	246	+ 11.3%
Pending Sales	37	30	- 18.9%	151	128	- 15.2%
Closed Sales	39	32	- 17.9%	137	115	- 16.1%
Average Sales Price*	\$402,858	\$317,563	- 21.2%	\$314,058	\$342,197	+ 9.0%
Median Sales Price*	\$310,000	\$264,750	- 14.6%	\$240,000	\$275,000	+ 14.6%
Percent of Original List Price Received*	92.9%	96.6%	+ 4.0%	93.0%	91.4%	- 1.7%
Days on Market Until Sale	76	45	- 40.8%	59	73	+ 23.7%
Inventory of Homes for Sale	168	244	+ 45.2%	--	--	--
Months Supply of Inventory	5.0	7.3	+ 46.0%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 70.6%**

**0.0%**

**+ 3.9%**

Change in  
New Listings

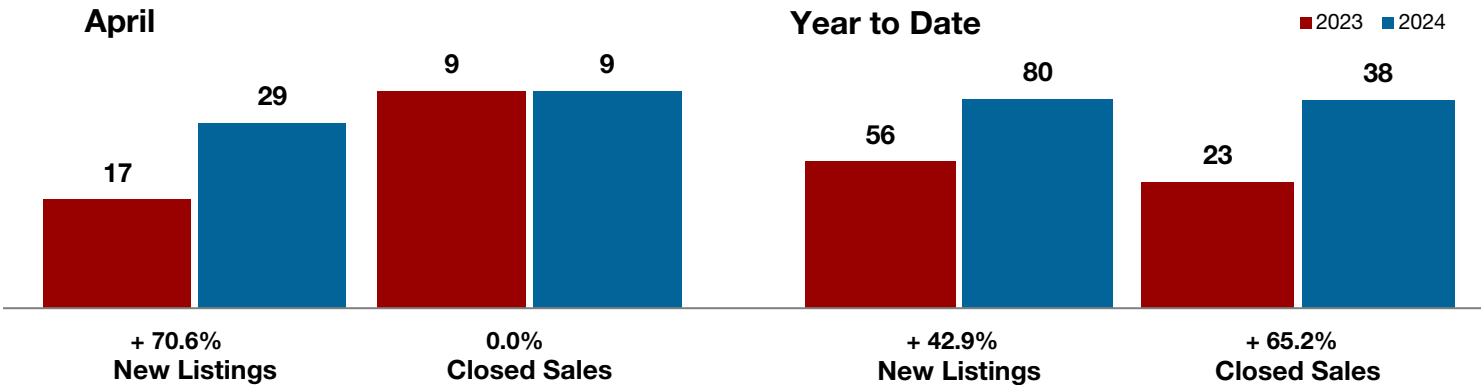
Change in  
Closed Sales

Change in  
Median Sales Price

## Young County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	29	+ 70.6%	56	80	+ 42.9%
Pending Sales	21	5	- 76.2%	37	46	+ 24.3%
Closed Sales	9	9	0.0%	23	38	+ 65.2%
Average Sales Price*	\$2,074,038	\$346,111	- 83.3%	\$940,054	\$270,909	- 71.2%
Median Sales Price*	\$234,900	\$244,000	+ 3.9%	\$225,000	\$222,500	- 1.1%
Percent of Original List Price Received*	95.5%	87.2%	- 8.7%	93.0%	88.0%	- 5.4%
Days on Market Until Sale	50	103	+ 106.0%	64	82	+ 28.1%
Inventory of Homes for Sale	39	67	+ 71.8%	--	--	--
Months Supply of Inventory	3.6	6.3	+ 75.0%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation

